



Ceri Environmental Consulting Ltd

SAW MILLS COTTAGE, Sawmills, Kerry,
NEWTOWN, SY16 4LL

Groundsure
Reference:

GS-5807426

Your Reference: Williams_Plant_Hire_Ltd

Report Date 7 Feb 2019

Report Delivery Method: Email - pdf

Enviro Insight

Address: ABERBECHAN WHARF, U2922 FROM JCT WITH B4389 BY GATE HOSE AT ABERBECHAN TO
END OF METAL, ABERBECHAN, NEWTOWN, SY16 3AW

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

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Date: 7 Feb 2019

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Client: Ceri Environmental Consulting Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 16-Apr-2014

Grid Reference: 314376,293562

Site Size: 0.30ha

Report Reference: GS-5807426

Client Reference: Williams_Plant_Hire_Ltd

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	2	4	7
1.2 Additional Information – Historical Tank Database	0	0	0	2
1.3 Additional Information – Historical Energy Features Database	0	0	0	0
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	0
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	0	5	0	7
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	3	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	1	0
2.3.2 National Incidents Recording System, List 1	1	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	7	1	0	0	7

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	1	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	Identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology				0-500m		
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site				Identified		
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site				Identified		
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	1	0
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	1	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	1	#250GWV #	#500GWV #	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

0-500m

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	Yes	No	Yes	No
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	4	18	22	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Environment Agency Zone 2 floodplains within 250m of the study site	Identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	Identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	High					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Potential at Surface					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	High					

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	1	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	1	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	1	0	0	0	17	63
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards	
9.1 Maximum risk of natural ground subsidence	Moderate
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Low
9.1.2 Maximum Landslides hazard rating identified on the study site	Moderate
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Moderate
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining	
10.1 Coal mining areas within 75m of the study site	None identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	Identified
10.3 Brine affected areas within 75m of the study site	None identified

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licences, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

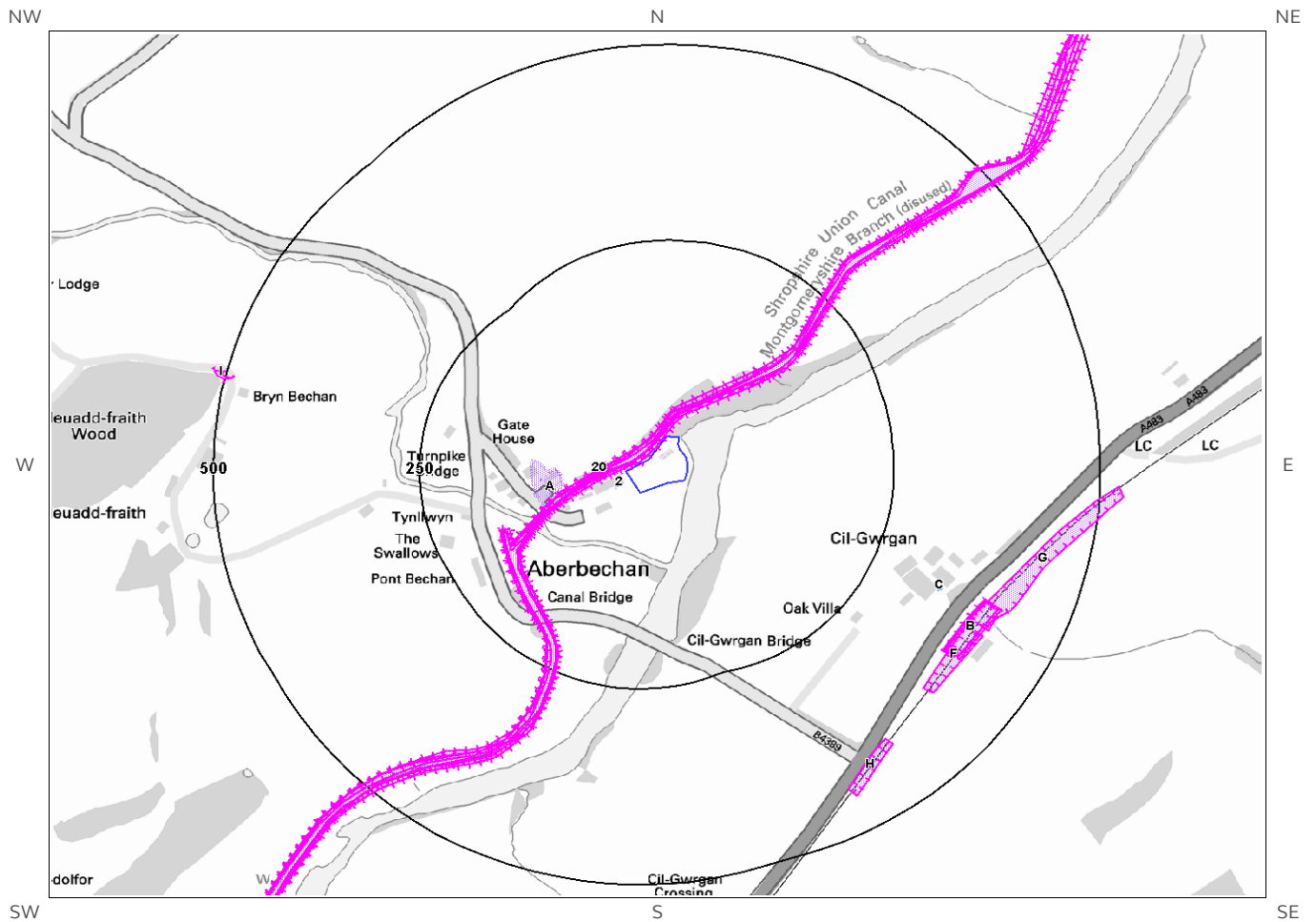
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

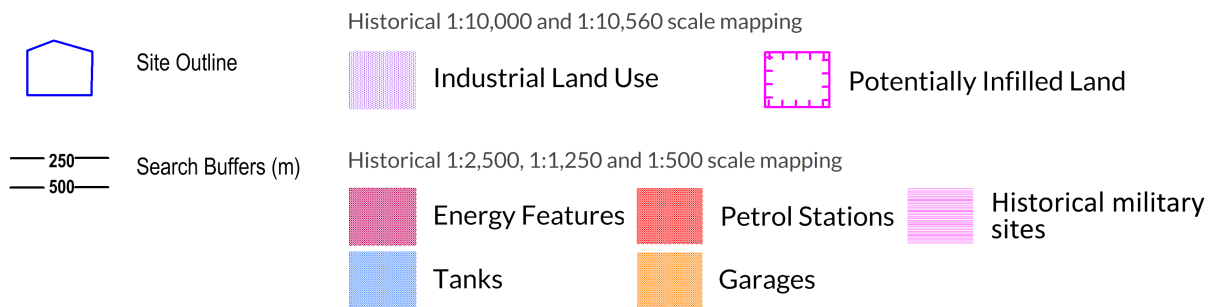
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 13

ID	Distance [m]	Direction	Use	Date
1E	6	NW	Disused Canal	1982
2	10	SW	Lime Kilns	1884
3A	77	W	Fulling Mill	1949
4A	77	W	Fulling Mill	1884
5A	78	W	Unspecified Mill	1962
6A	79	W	Fulling Mill	1938
7B	381	SE	Cuttings	1949
8B	383	SE	Cuttings	1938
9B	384	SE	Cuttings	1962
10F	387	SE	Cuttings	1884
11G	389	SE	Cuttings	1884
12H	410	SE	Cuttings	1884
13I	493	W	Unspecified Quarry	1884

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary: 2

ID	Distance (m)	Direction	Use	Date
14C	335	SE	Unspecified Tank	1993
15C	338	SE	Unspecified Tank	1973

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary: 0

Database searched and no data found.

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 0

Database searched and no data found.

1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary: 0

Database searched and no data found.

1.7 Potentially Infilled Land

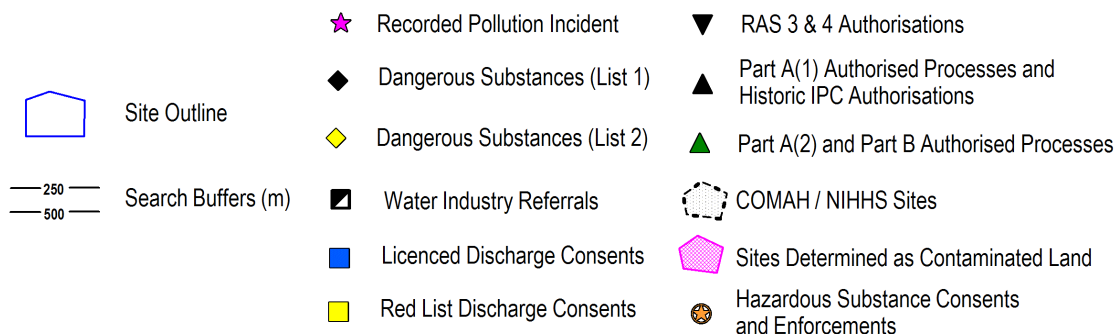
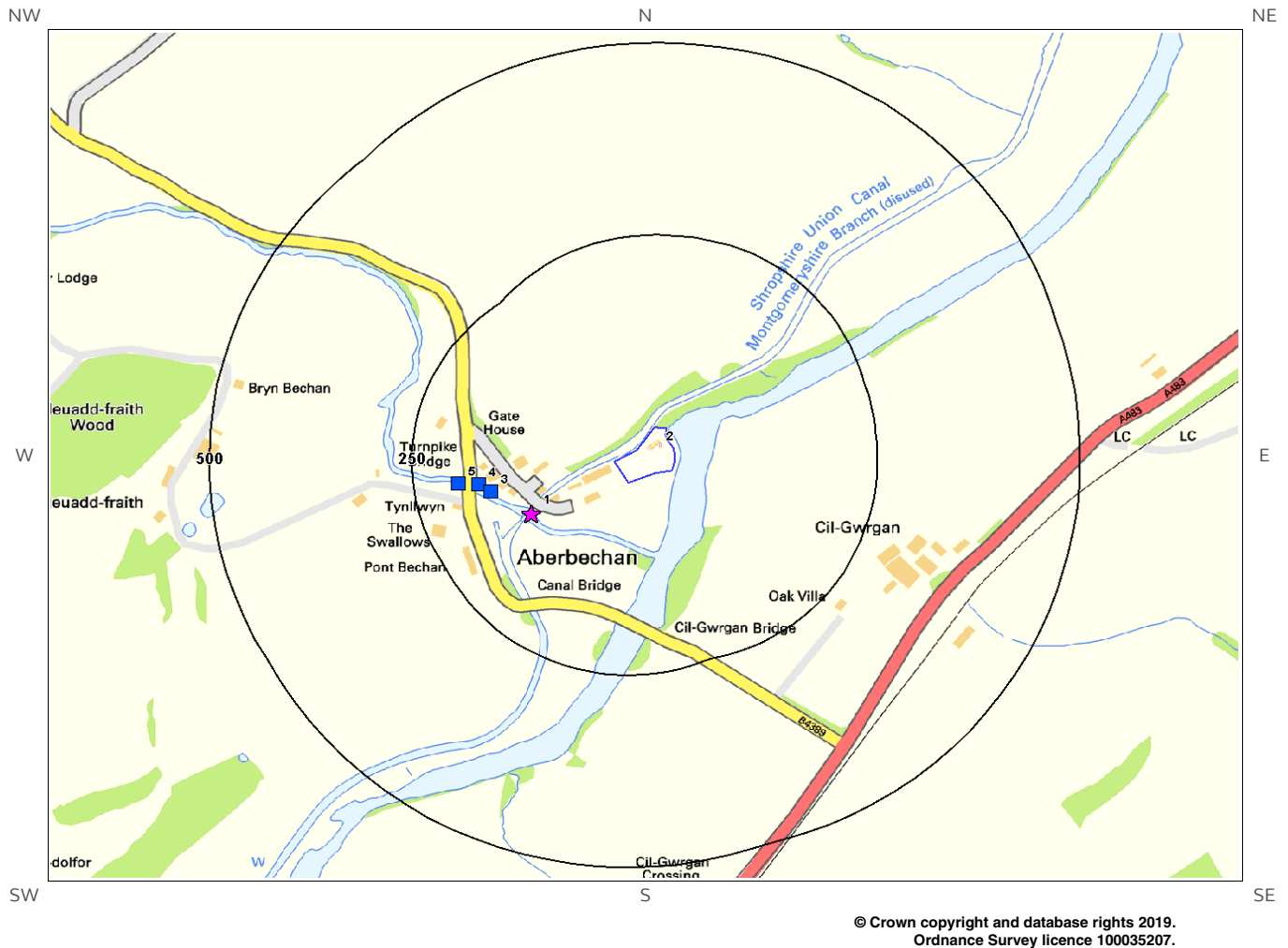
Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 12

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
16D	2	NW	Canal	1884
17D	2	NW	Canal	1949
18	5	NW	Canal	1938
19E	6	NW	Disused Canal	1982
20	6	NW	Canal	1962
21B	381	SE	Cuttings	1949

22B	383	SE	Cuttings	1938
23B	384	SE	Cuttings	1962
24F	387	SE	Cuttings	1884
25G	389	SE	Cuttings	1884
26H	410	SE	Cuttings	1884
27I	493	W	Unspecified Quarry	1884

2. Environmental Permits, Incidents and Registers Map



2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

3

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
3	158	W	314190 293540	<p>Address: AN STP SERVING MIN-Y-NANT, ABERBECHAN, NEWTOWN, POWYS, SY16 3AW</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: S/01/55840/S</p> <p>Permit Version: 1</p> <p>Receiving Water: BECHAN BROOK</p> <p>Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY</p> <p>Issue date: 14/05/2004</p> <p>Effective Date: 14-May-2004</p> <p>Revocation Date: -</p>
4	170	W	314176 293549	<p>Address: AN STP SERVING PLOTS ADJ MIN-Y-NANT, ABERBECHAN, NEWTOWN, POWYS, WALES, SY16 3AW</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: S/01/55839/S</p> <p>Permit Version: 1</p> <p>Receiving Water: BECHAN BROOK</p> <p>Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV</p> <p>Issue date: 14/05/2004</p> <p>Effective Date: 14-May-2004</p> <p>Revocation Date: 10/02/2006</p>
5	195	W	314150 293550	<p>Address: LAND AT NEUADDFAITH, ABERBECHAN, NEWTOWN, POWYS</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: S/01/55012/S</p> <p>Permit Version: 1</p> <p>Receiving Water: BECHAN BROOK</p> <p>Status: REVOKED UNDER EPR 2010</p> <p>Issue date: 16/06/1997</p> <p>Effective Date: 16-Jun-1997</p> <p>Revocation Date: 25/06/2010</p>

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

1

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	124	SW	314240 293510	Incident Date: 28-Jul-2005 Incident Identification: 333921 Pollutant: Agricultural Materials and Wastes Pollutant Description: Sheep Dip Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

1

The following NIRS List 1 records are represented as points on the Environmental Permits, Incidents and Registers Map:

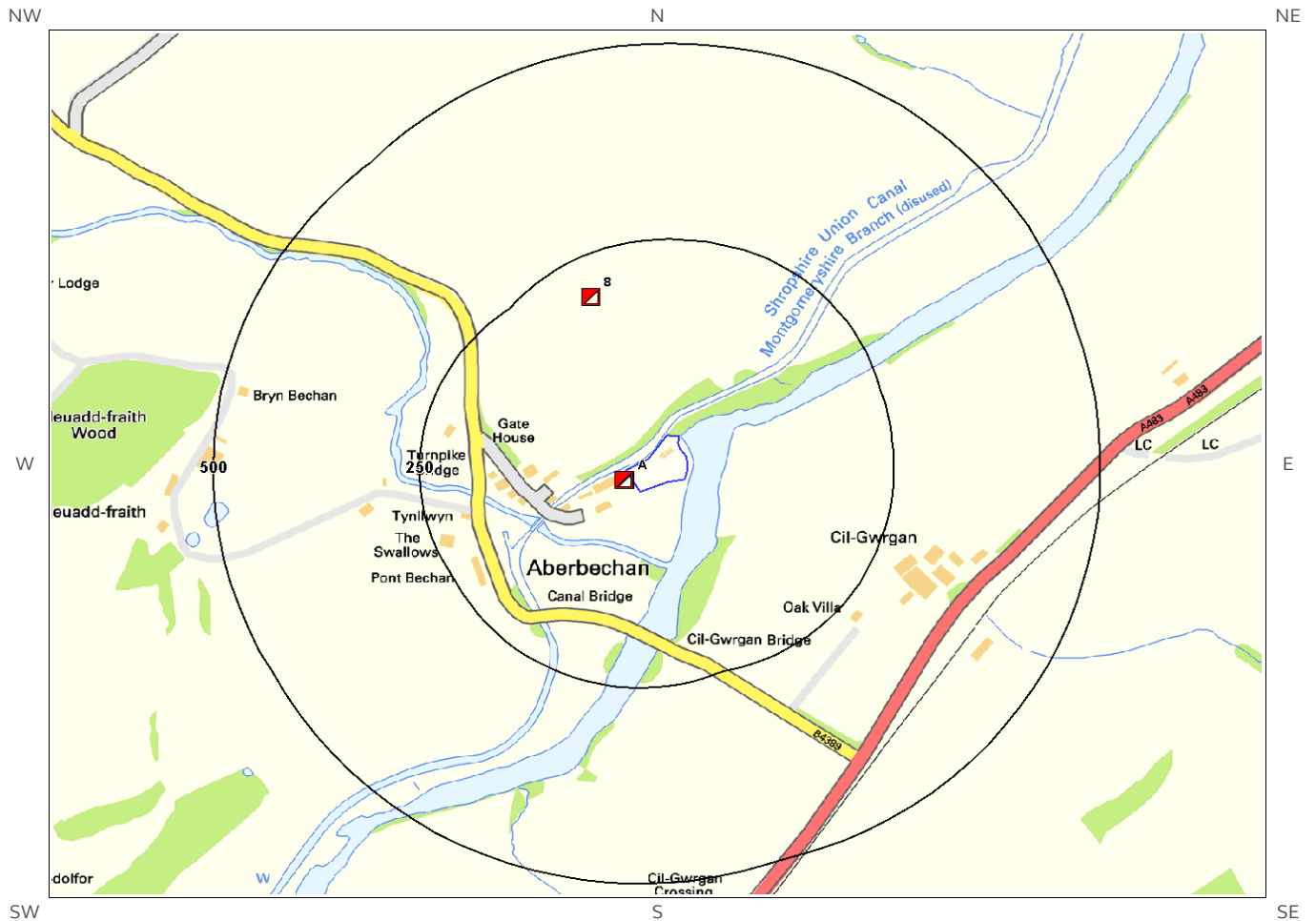
ID	Distance (m)	Direction	NGR	Details
2	0	On Site		Incident Date: 19-Apr-2001 Incident Identification: 22229.0 Catchments Name: UPPER SEVERN, WALES Water Description: NOT APPLICABLE Water Course: UPPER SEVERN, WALES Incident Substantiated: Yes Priority Description: Immediate (2 Hours) Waste Description: Not Available Water Impact: No Impact Land Impact: Significant Impact Air Impact: No Impact Action Taken: Not Available

2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990








Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site 0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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- | | | | | | |
|---|---------------------------|---|---|---|----------------------------------|
|  | Site Outline |  | EA/NRW Active Landfill |  | Historic and Planned Waste Sites |
|  | EA/NRW Historic Landfill |  | EA/NRW Licensed Waste Site | | |
|  | BGS / DoE Survey Landfill |  | Local Authority/Historical Mapping Landfill Records | | |

3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

15

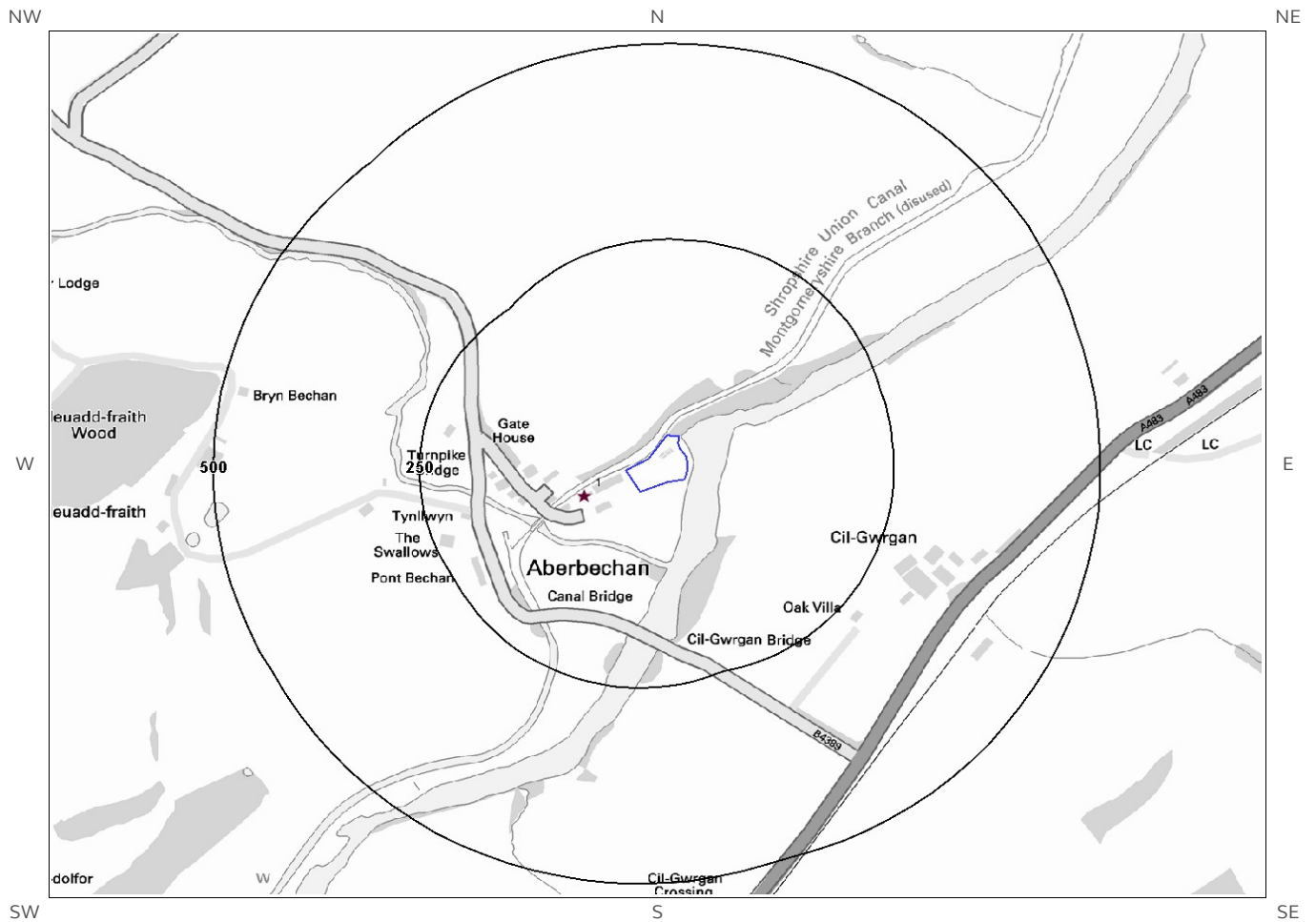
The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
1A	7	SW	314342 293567	<p>Site Address: Land/premises At, Aberbechan Wharf, Newtown, Powys, SY16 3AW</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: WIL008</p> <p>EPR reference: BP3396SL/A001</p> <p>Operator: Williams Plant Hire Ltd</p> <p>Waste Management licence No: 47128</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 13/07/2004</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 0</p> <p>Expiry Date: 0</p> <p>Cancelled Date: 0</p> <p>Status: Issued</p> <p>Site Name: Aberbechan Wharf</p> <p>Correspondence Address: -</p>
2A	9	SW	314341 293566	<p>Site Address: Aberbechan Wharf, Newtown, Powys, SY16 3AW</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: WIL008</p> <p>EPR reference: -</p> <p>Operator: Williams Plant Hire Ltd</p> <p>Waste Management licence No: 47128</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 13/07/2004</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Aberbechan Wharf</p> <p>Correspondence Address: Aberbechan Wharf, Newtown, Powys, SY16 3AW</p>
3A	9	SW	314341 293566	<p>Site Address: Aberbechan Wharf, Powys, Newtown, Powys, SY16 3AW</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: Unknown</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BP3396SL</p> <p>EPR reference: -</p> <p>Operator: Williams Plant Hire Ltd</p> <p>Waste Management licence No: 47128</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 12/03/2004</p> <p>Effective Date: 12/03/2004</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Effective</p> <p>Site Name: -</p> <p>Correspondence Address: -</p>
4A	9	SW	314341 293566	<p>Site Address: Aberbechan Wharf, Newtown, Powys, SY16 3AW</p> <p>Type: -</p> <p>Size: Unknown</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BP3396SL</p> <p>EPR reference: -</p> <p>Operator: Williams Plant Hire Ltd</p> <p>Waste Management licence No: 0</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 12/03/2004</p> <p>Effective Date: 12/03/2004</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Effective</p> <p>Site Name: -</p> <p>Correspondence Address: -</p>
5A	9	SW	314341 293566	<p>Site Address: Aberbechan Wharf, Newtown, Powys, SY16 3AW</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: Unknown</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BP3396SL</p> <p>EPR reference: -</p> <p>Operator: -</p> <p>Waste Management licence No: 47128</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 12/03/2004</p> <p>Effective Date: 12/03/2004</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Effective</p> <p>Site Name: -</p> <p>Correspondence Address: -</p>

ID	Distance (m)	Direction	NGR	Details
6A	9	SW	314341 293566	<p>Site Address: Williams Plant Hire Ltd, Aberbechan Wharf, Newtown, Powys, SY16 3AW</p> <p>Type: 75kte HCI Waste Transfer Station</p> <p>Size: Unknown</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BP3396SL</p> <p>EPR reference: -</p> <p>Operator: Williams Plant Hire Ltd</p> <p>Waste Management licence No: 47128</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 12/03/2004</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Effective</p> <p>Site Name: Aberbechan Wharf</p> <p>Correspondence Address: -</p>
7A	9	SW	314341 293566	<p>Site Address: Aberbechan Wharf, Powys, Newtown, Powys, SY16 3AW</p> <p>Type: -</p> <p>Size: Unknown</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BP3396SL</p> <p>EPR reference: -</p> <p>Operator: Williams Plant Hire Ltd</p> <p>Waste Management licence No: 47128</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 12/03/2004</p> <p>Effective Date: 12/03/2004</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Effective</p> <p>Site Name: -</p> <p>Correspondence Address: -</p>
8	199	NW	314300 293800	<p>Site Address: Aberbechan Wharf, Aberbechan Wharf, Aberbechan, Newtown, Powys, SY16 3AW</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: WIL008</p> <p>EPR reference: -</p> <p>Operator: Williams Plant Hire</p> <p>Waste Management licence No: 47128</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 13/07/2004</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Aberbechan Wharf</p> <p>Correspondence Address: Aberbechan Wharf, Aberbechan, Newtown, Powys, SY16 3AW</p>
Not shown	1297	SW	313600 292500	<p>Site Address: Llanllwchaiarn, Newtown, Powys, SY16 2AS</p> <p>Type: Biological Treatment Facility</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: SEV003</p> <p>EPR reference: -</p> <p>Operator: Severn Trent Water Ltd (West Shrops. & Montgomery Dist.)</p> <p>Waste Management licence No: 47077</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 26/03/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Newtown Sewage Treatment Works</p> <p>Correspondence Address: Welshpool Road, Shelton, Shrewsbury, Shropshire, SY3 8BJ</p>
Not shown	1301	SW	313509 292567	<p>Site Address: Sewage Farm, Dolfor Lock, Llanllwchaiarn, Newtown, Powys, SY16 3BA</p> <p>Type: Biological Treatment Facility</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: SEV003</p> <p>EPR reference: BP3595CZ/V003</p> <p>Operator: Severn Trent Water Ltd</p> <p>Waste Management licence No: 47077</p> <p>Annual Tonnage: 75000.0</p> <p>Issue Date: 26/03/1996</p> <p>Effective Date: -</p> <p>Modified: 18/07/2006</p> <p>Surrendered Date: 0</p> <p>Expiry Date: 0</p> <p>Cancelled Date: 0</p> <p>Status: Modified</p> <p>Site Name: Newtown Sewage Treatment Works</p> <p>Correspondence Address: -</p>
Not shown	1302	SW	313508 292566	<p>Site Address: Newtown Sewage Treatment Works, Llanllwchaiarn, Newtown, Powys, SY16 3BA</p> <p>Type: -</p> <p>Size: Unknown</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BP3595CZ</p> <p>EPR reference: -</p> <p>Operator: Severn Trent Water Ltd</p> <p>Waste Management licence No: 0</p> <p>Issue Date: 26/03/1996</p> <p>Effective Date: 26/03/1996</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Effective</p> <p>Site Name: -</p> <p>Correspondence Address: -</p>

ID	Distance (m)	Direction	NGR	Details	
Annual Tonnage: 4999.0					
Not shown	1302	SW	313508 292566	Site Address: Newtown Sewage Treatment Works, Llanllwchaearn, Newtown, Powys, SY16 3BA Type: Biological Treatment Facility Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: BP3595CZ EPR reference: - Operator: - Waste Management licence No: 47077 Annual Tonnage: 4999.0	Issue Date: 26/03/1996 Effective Date: 26/03/1996 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective Site Name: - Correspondence Address: -
Not shown	1302	SW	313508 292566	Site Address: Sewage Farm, Dolfor Lock, Llanllwchaearn, Newtown, Powys, SY16 3BA Type: Biological Treatment Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SEV003 EPR reference: EA/EPR/BP3595CZ/V003 Operator: Severn Trent Water Ltd Waste Management licence No: 47077 Annual Tonnage: 75000.0	Issue Date: 26/03/1996 Effective Date: - Modified: 18/07/2006 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Newtown Sewage Treatment Works Correspondence Address: -
Not shown	1302	SW	313508 292566	Site Address: Newtown Sewage Treatment Works, Llanllwchaearn, Powys, Newtown, Powys, SY16 3BA Type: Biological Treatment Facility Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: BP3595CZ EPR reference: - Operator: Severn Trent Water Ltd Waste Management licence No: 47077 Annual Tonnage: 4999.0	Issue Date: 26/03/1996 Effective Date: 26/03/1996 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective Site Name: - Correspondence Address: -
Not shown	1302	SW	313508 292566	Site Address: Newtown Sewage Treatment Works, Llanllwchaearn, Powys, Newtown, Powys, SY16 3BA Type: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: BP3595CZ EPR reference: - Operator: Severn Trent Water Ltd Waste Management licence No: 47077 Annual Tonnage: 4999.0	Issue Date: 26/03/1996 Effective Date: 26/03/1996 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective Site Name: - Correspondence Address: -

4. Current Land Use Map



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4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

1

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	60	SW	Williams Plant Hire Ltd	314292 293547	Aberbechan Wharf, Aberbechan, Newtown, Powys, SY16 3AW	Construction and Tool Hire	Hire Services

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
HMGDD-DMTN	HUMMOCKY (MOUNDY) GLACIAL DEPOSITS, DEVENSIAN	DIAMICTON
ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

5.3 Bedrock and Solid Geology

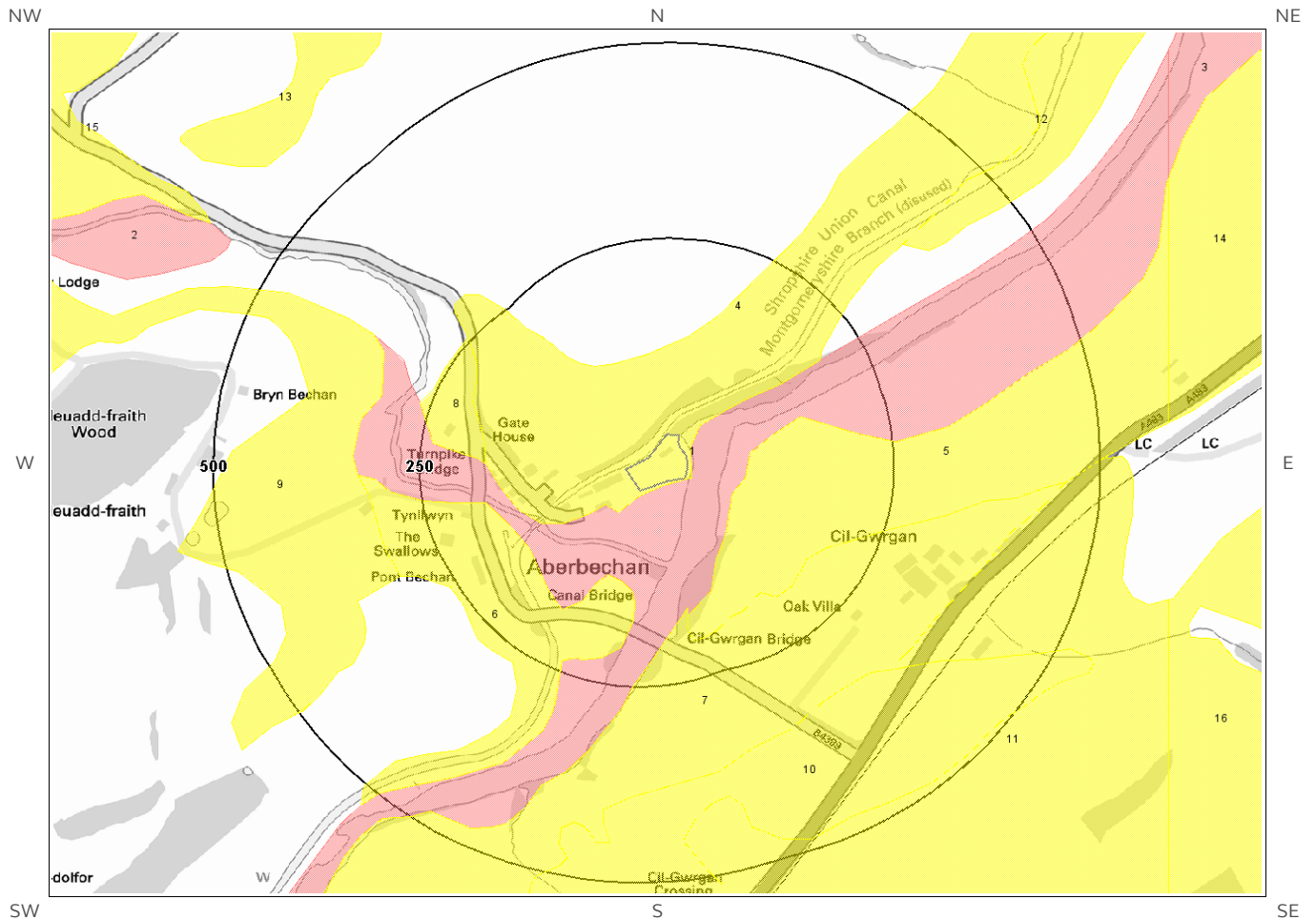
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
NGF-MDSS	NANTGLYN FLAGS FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE

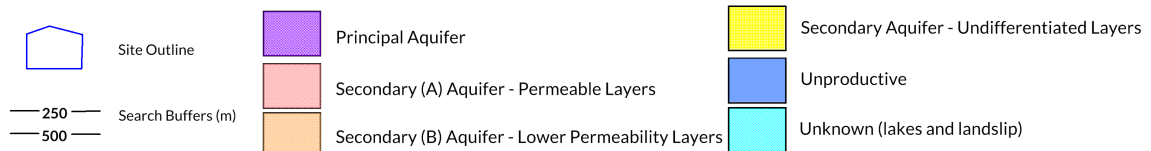
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

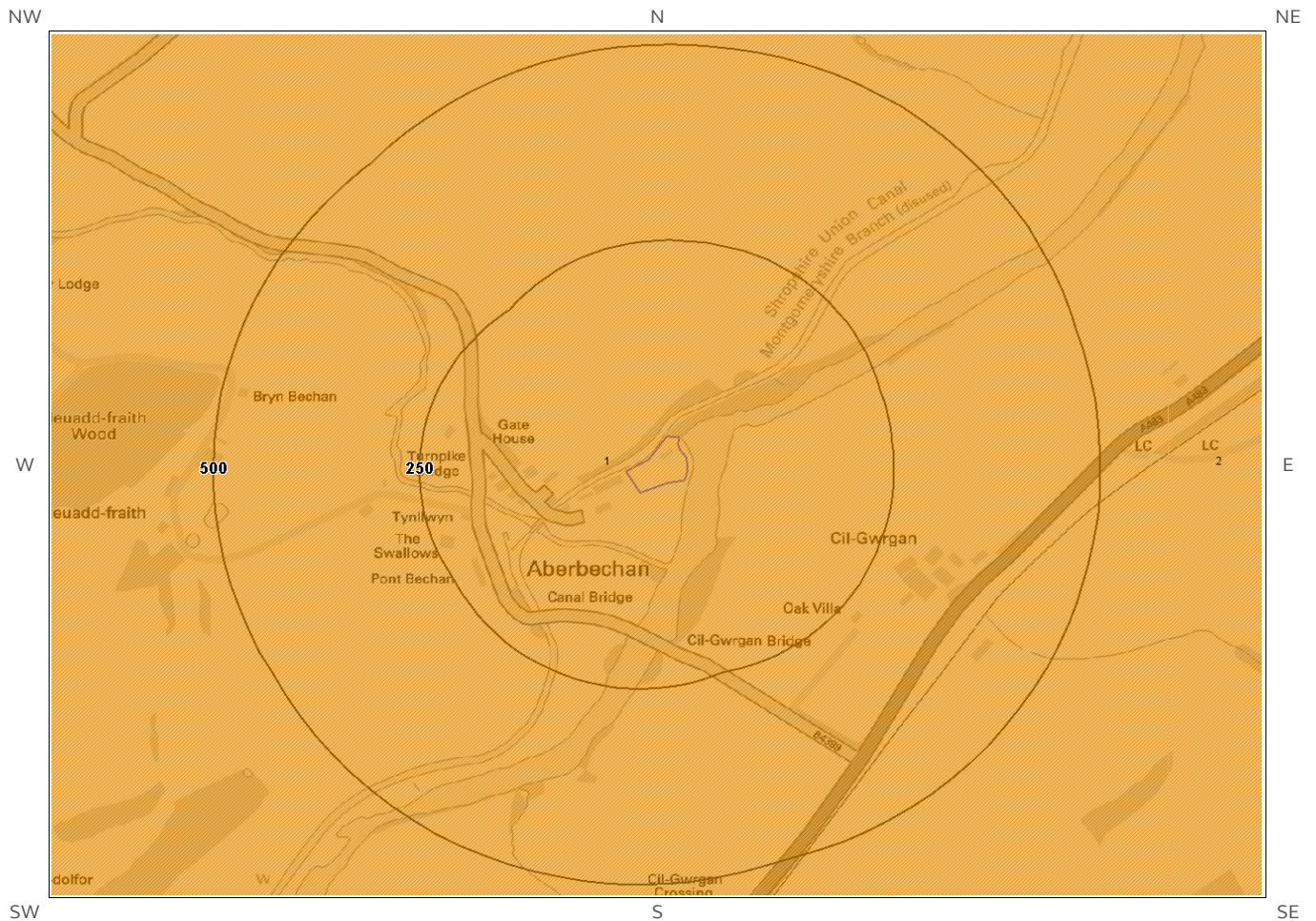
6a. Aquifer Within Superficial Geology



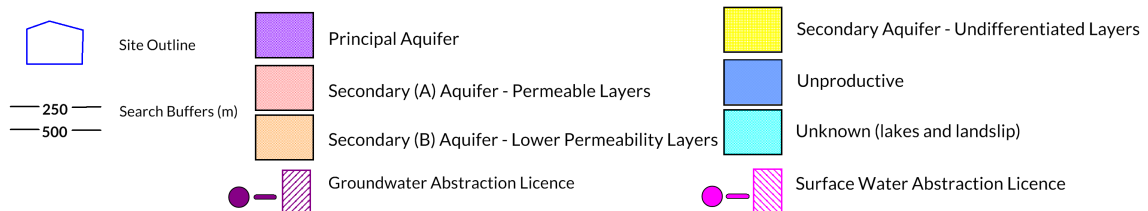
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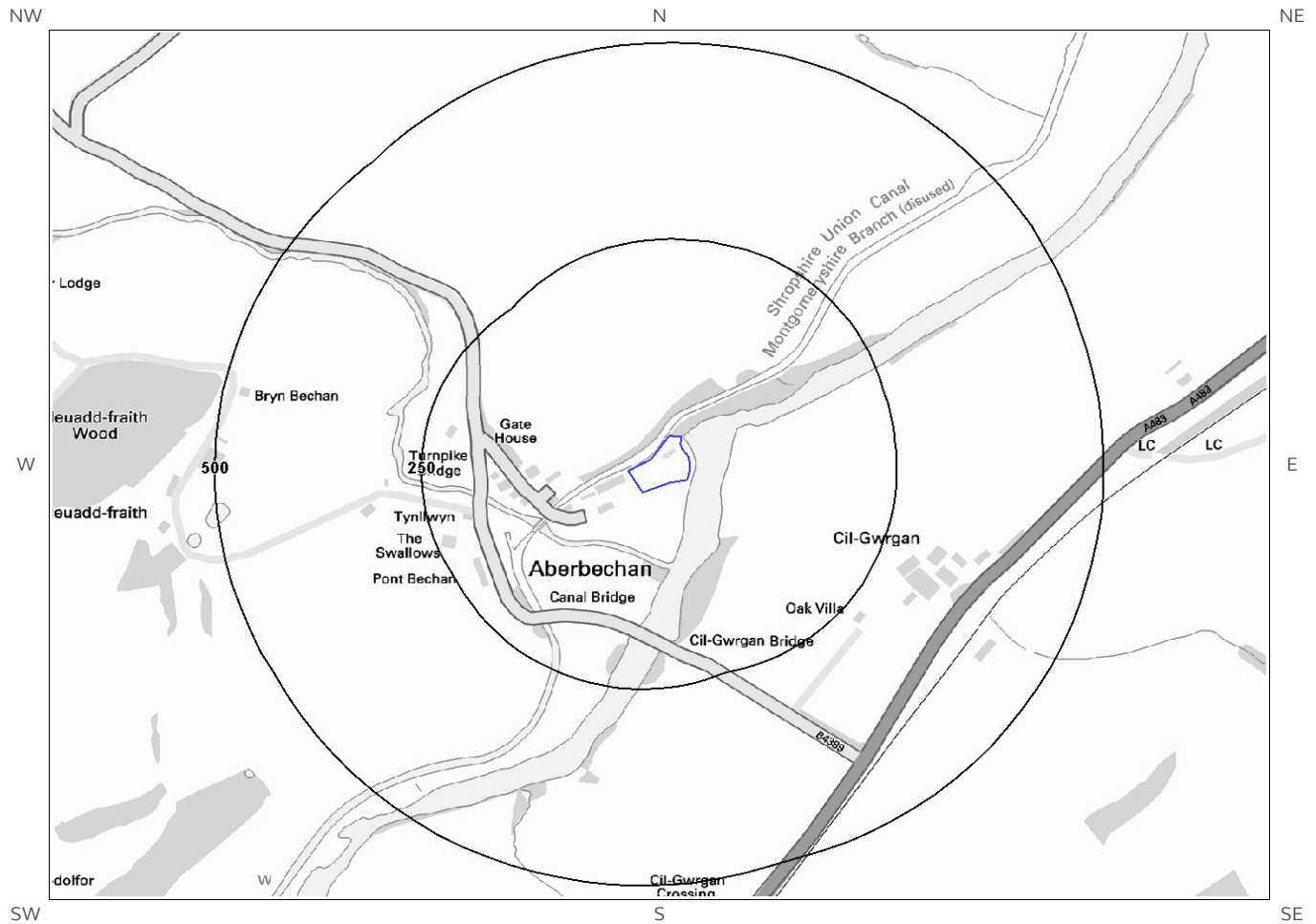
6b. Aquifer Within Bedrock Geology and Abstraction Licences



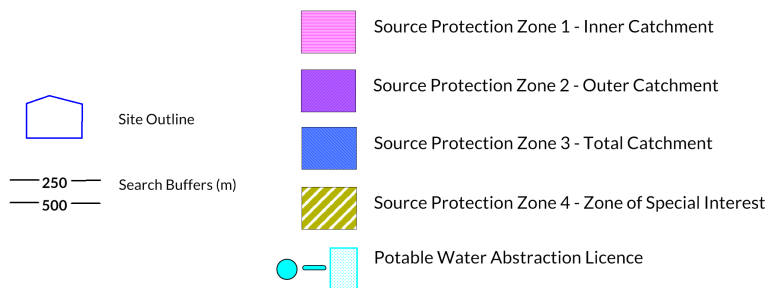
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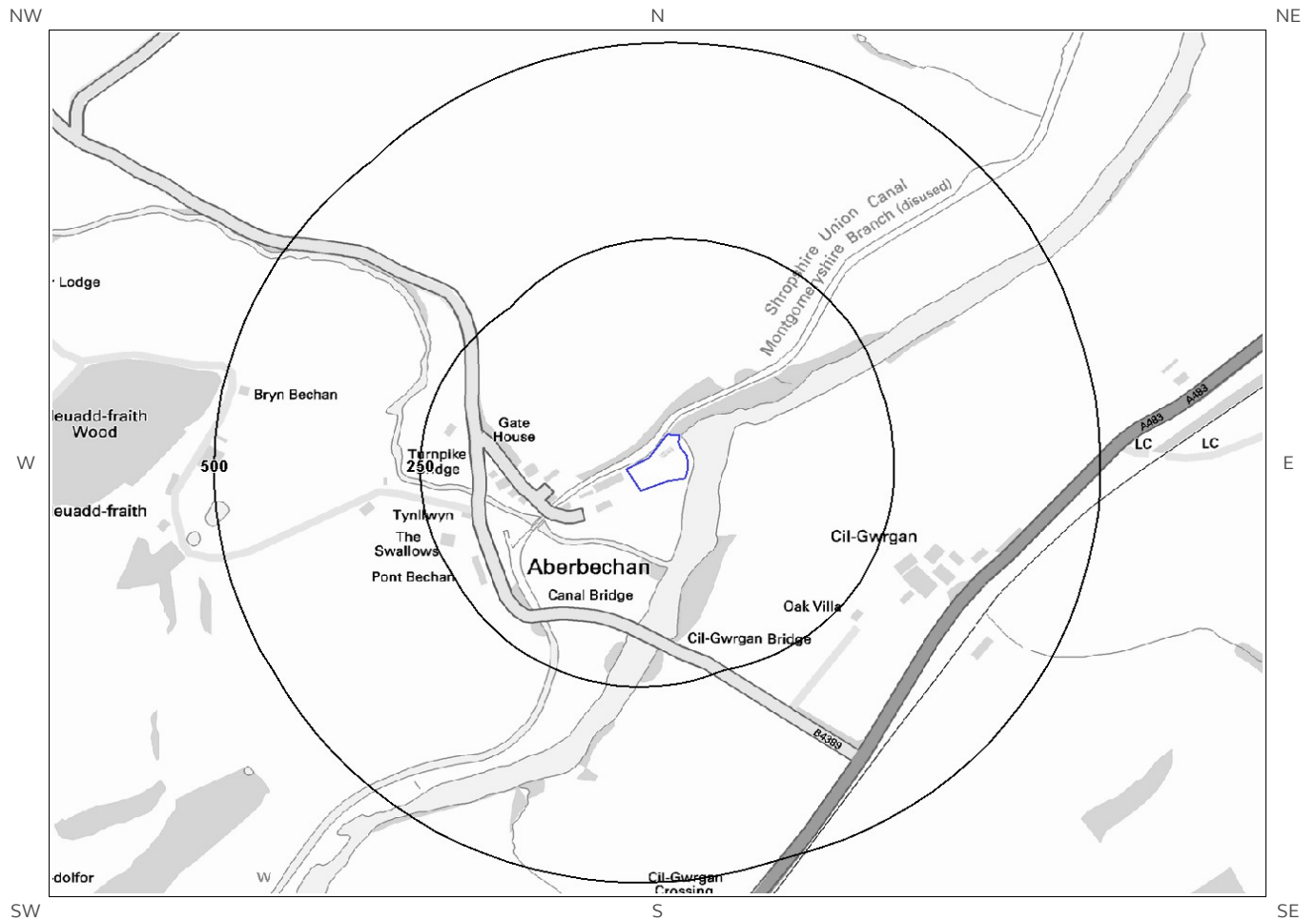
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



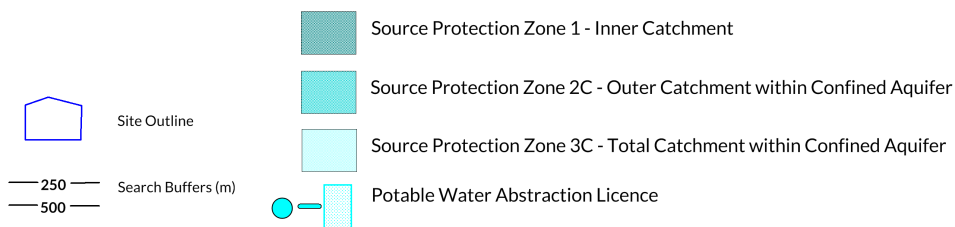
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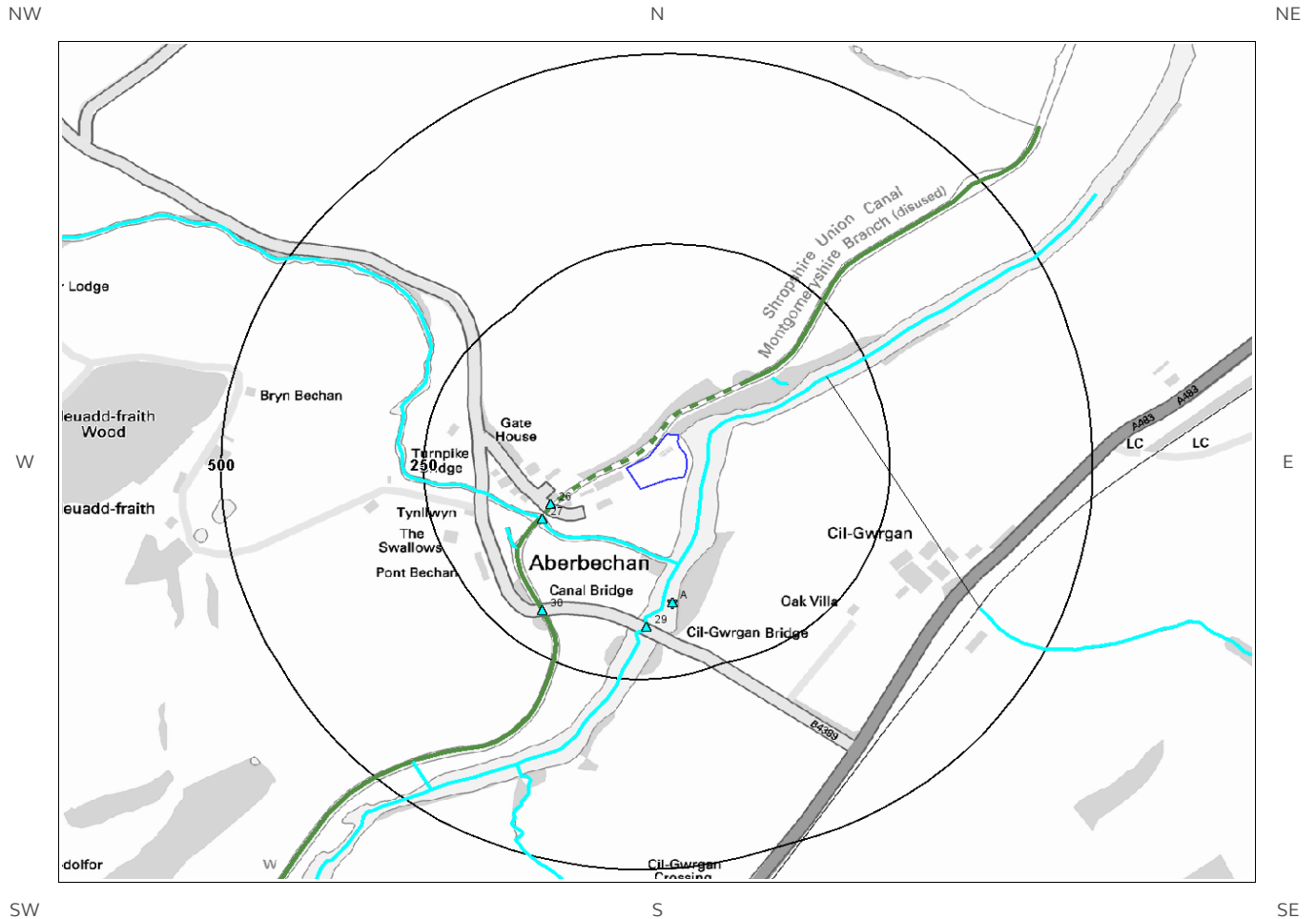
6d. Hydrogeology – Source Protection Zones within confined aquifer



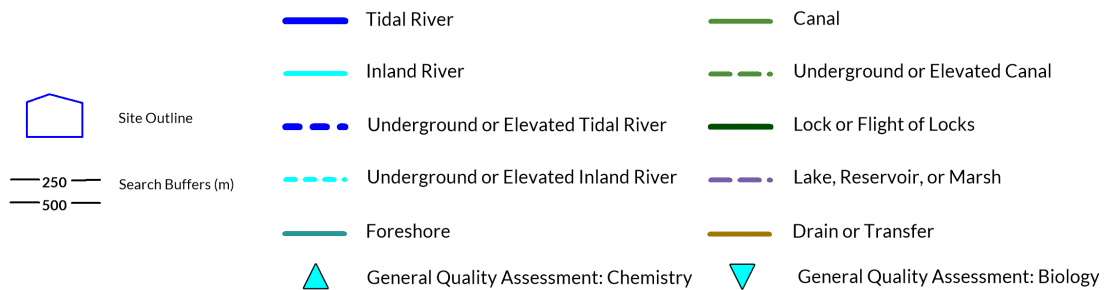
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6e. Hydrology – Watercourse Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
4	0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
1	2	S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	61	E	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
6	113	S	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
7	160	S	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
8	169	W	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
9	305	SW	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
10	330	SE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
11	347	SE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
12	364	NE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site Identified

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	839	E	315200 293900	<p>Status: Historical Licence No: 18/54/01/0455 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: MAESHAFREN, ABERMULE - BOREHOLE Data Type: Point Name: POWYS COUNTY COUNCIL</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 05/06/1968 Expiry Date: - Issue No: 100 Version Start Date: 01/05/1979 Version End Date:</p>

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site Identified

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	983	S	314008 292633	<p>Status: Historical Licence No: MD/054/0001/044 Details: Hydroelectric Power Generation Direct Source: Surface Water Midlands Region Point: PENARTH WEIR HEP Data Type: Point Name: Bernard Herbert</p> <p>Annual Volume (m³): 2.29267e+008 Max Daily Volume (m³): 628128 Application No: - Original Start Date: - Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 05/02/2016 Version End Date:</p>

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

None identified

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site

None identified

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site

Identified

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
33	SE	Minor Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.
88	SW	Minor Aquifer/High Leaching Potential	H1	Soils which readily transmit liquid discharges because they are shallow or susceptible to rapid flow directly to rock, gravel or groundwater.

6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site Identified

6.9.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
23A	156	S	314400 293400	River Name: Bechan Brook Reach: Gwgia Pool Outlet To Conf. R.severn End/Start of Stretch: End of Stretch NGR	B	B	A	A	A
Not shown	891	SW	313970 292750	River Name: Severn Reach: Newtown Stw To Conf. The Mule End/Start of Stretch: Start of Stretch NGR	A	A	A	B	B
Not shown	891	SW	313970 292750	River Name: Severn Reach: Conf. Mochdre Bk To Newtown Stw End/Start of Stretch: End of Stretch NGR	C	C	C	-	-

6.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
26	105	SW	314250 293530	River Name: Shrop. Union (montgomery) Reach: Welshpool Marina To B4389 Aberbechan End/Start of Stretch: Sample Point NGR	B	B	B	B	-
27	124	SW	314240 293510	River Name: Bechan Bk Reach: Gwgia Pool Outlet To Conf Rsevern End/Start of Stretch: Sample Point NGR	A	B	B	A	-
28A	156	S	314400 293400	River Name: Bechan Bk Reach: Gwgia Pool Outlet To Conf Rsevern End/Start of Stretch: End of Stretch NGR	A	B	B	A	-
29	183	S	314368 293368	River Name: Severn R Reach: Newtown Stw To Conf The Mule End/Start of Stretch: Sample Point NGR	B	B	A	A	-
30	201	SW	314240 293390	River Name: Shrop. Union (montgomery) Reach: Welshpool Marina To B4389 Aberbechan End/Start of Stretch: End of Stretch NGR	B	B	B	B	-
Not shown	891	SW	313970 292750	River Name: Severn R Reach: Newtown Stw To Conf The Mule End/Start of Stretch: Start of Stretch NGR	B	B	A	A	-
Not shown	891	SW	313970 292750	River Name: Severn R Reach: Conf Mochdre Bk To Newtown Stw End/Start of Stretch: End of Stretch NGR	A	A	A	A	-

6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
1	8 NW	Montgomeryshire Branch (Shropshire Union Canal)	Canal. A manmade watercourse for inland navigation.	Catchment Area: Severn Relationship to Ground Level: Suspended or elevated Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 9.8
16	8 NW	Montgomeryshire Branch (Shropshire Union Canal)	Canal. A manmade watercourse for inland navigation.	Catchment Area: Severn Relationship to Ground Level: Suspended or elevated Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 9.8
2	23 E	Afon Hafren Alternative Name: River Severn	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 25.6
17	23 E	Afon Hafren Alternative Name: River Severn	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 25.6
3	73 S	Bechan Brook	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 19.2
18	73 S	Bechan Brook	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 19.2
4	108 NE	Montgomeryshire Branch (Shropshire Union Canal)	Canal. A manmade watercourse for inland navigation.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 11.5
19	108 NE	Montgomeryshire Branch (Shropshire Union Canal)	Canal. A manmade watercourse for inland navigation.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 11.5
5	109 S	Afon Hafren Alternative Name: River Severn	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 26.0
20	109 S	Afon Hafren Alternative Name: River Severn	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 26.0
6	136 NE	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
21	136 NE	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions)

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				Average Width in Watercourse Section (m): Not Provided
7	138 SW	Montgomeryshire Branch (Shropshire Union Canal)	Canal. A manmade watercourse for inland navigation.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 7.3
22	138 SW	Montgomeryshire Branch (Shropshire Union Canal)	Canal. A manmade watercourse for inland navigation.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 7.3
8	167 SW	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.9
23	167 SW	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.9
9	169 SW	Montgomeryshire Branch (Shropshire Union Canal)	Canal. A manmade watercourse for inland navigation.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 9.0
24	169 SW	Montgomeryshire Branch (Shropshire Union Canal)	Canal. A manmade watercourse for inland navigation.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 9.0
10	197 NE	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
11	197 NE	Afon Hafren Alternative Name: River Severn	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 25.6
25	197 NE	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
26	197 NE	Afon Hafren Alternative Name: River Severn	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 25.6
12	392 SW	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
13	392 SW	Afon Hafren Alternative Name: River Severn	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 26.8

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
Not shown	392 SW	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	392 SW	Afon Hafren Alternative Name: River Severn	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 26.8
14	404 SE	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	404 SE	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
15	453 SE	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	453 SE	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
16	455 SW	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 9.1
17	455 SW	Montgomeryshire Branch (Shropshire Union Canal)	Canal. A manmade watercourse for inland navigation.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 6.9
Not shown	455 SW	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 9.1
Not shown	455 SW	Montgomeryshire Branch (Shropshire Union Canal)	Canal. A manmade watercourse for inland navigation.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 6.9
18	456 SW	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	456 SW	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
19	460	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
	SW			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	460 SW	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
20	464 SW	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	464 SW	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
21	472 SW	Afon Hafren Alternative Name: River Severn	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 26.8
22	472 SE	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	472 SW	Afon Hafren Alternative Name: River Severn	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 26.8
Not shown	472 SE	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Severn Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

6.11 Surface Water Features

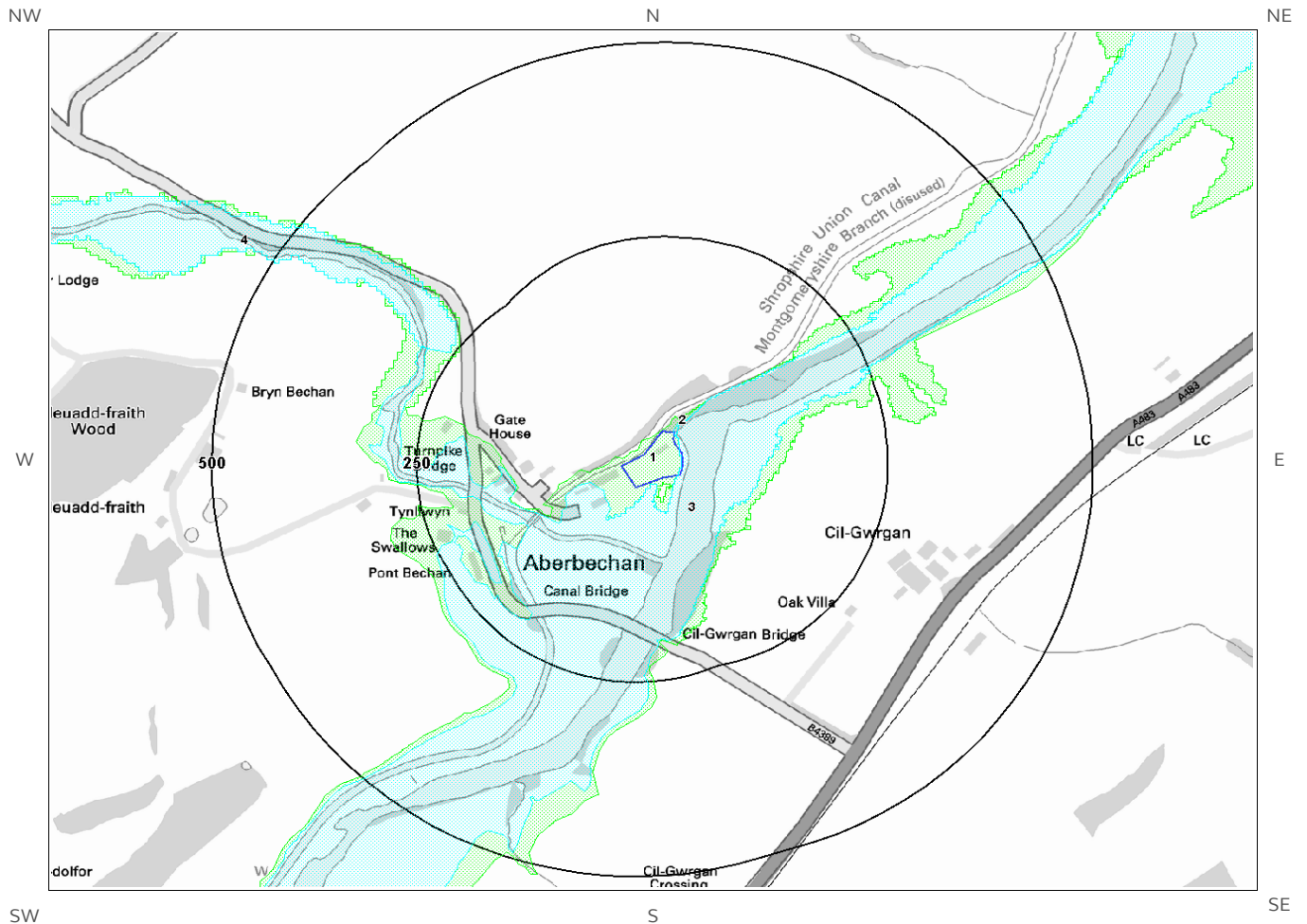
Surface water features within 250m of the study site

Identified

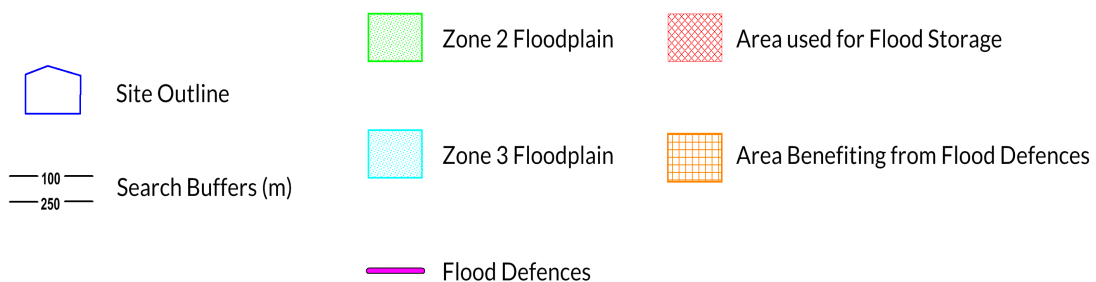
The following surface water records are not represented on mapping:

Distance (m)	Direction
1	E
3	NW
136	NE
177	S
185	W
197	SW

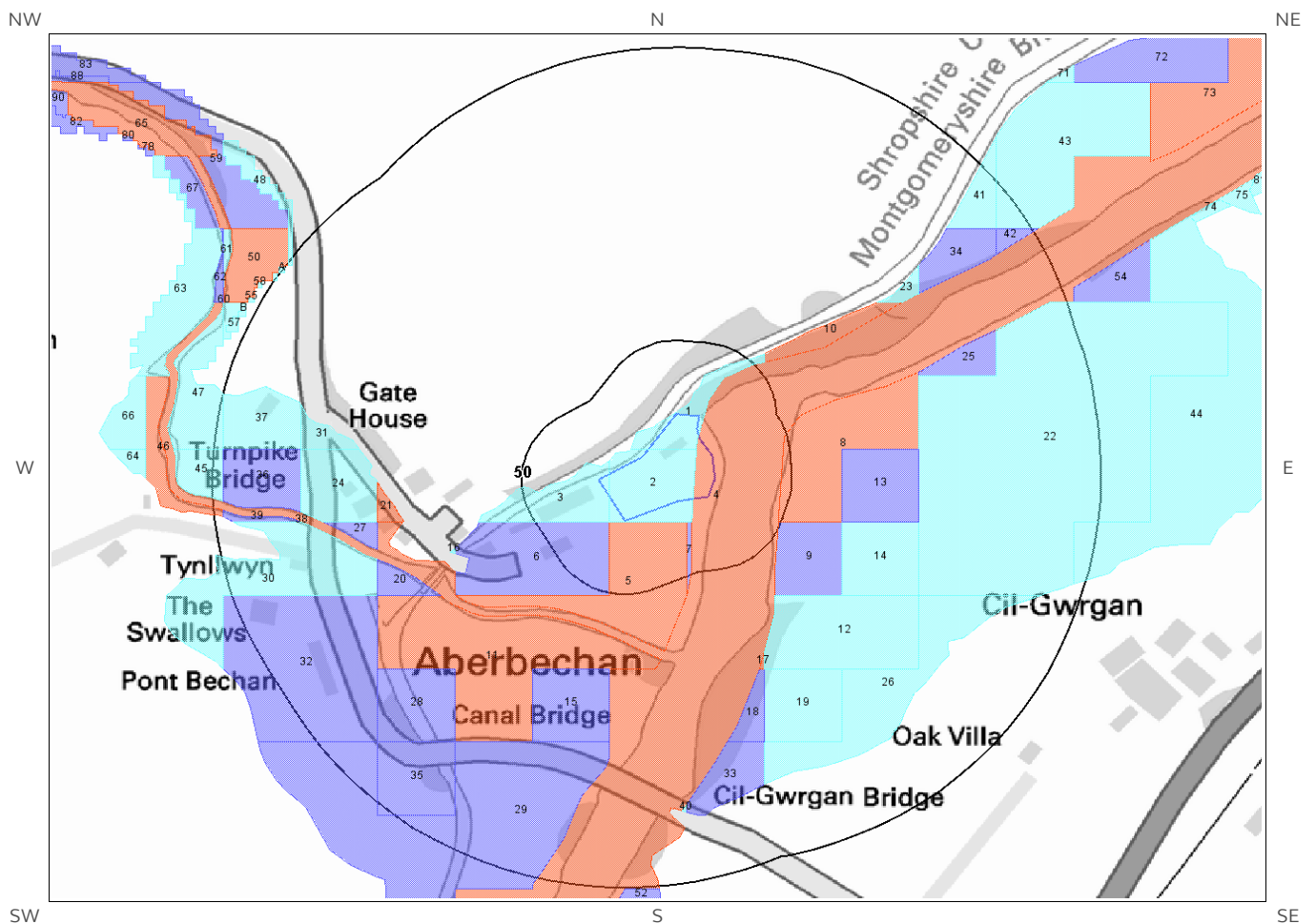
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



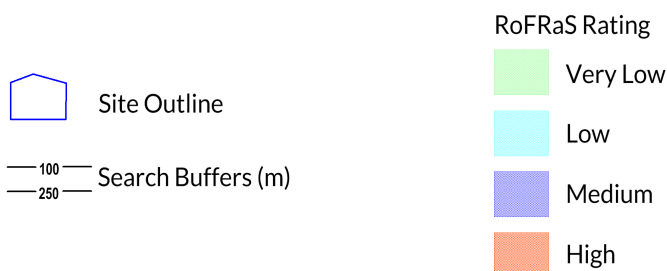
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m

Identified

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	0	On Site	12-Oct-2018	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m

Identified

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

ID	Distance (m)	Direction	Update	Type
1	0	On Site	12-Oct-2018	Zone 3 - (Fluvial Models)
	0	On Site	12-Oct-2018	Zone 3 - (Fluvial Models)

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

Highest risk of flooding onsite

High

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a High (1 in 30 or greater) chance of flooding in any given year.

Any relevant data within 250m is represented on the RoFRaS Flood map. Data to 50m is reported in the table below.

ID	Distance (m)	Direction	RoFRaS flood Risk
----	--------------	-----------	-------------------

1	0.0	On Site	Low
2	0.0	On Site	Low
3	0.0	On Site	Low
4	0.0	On Site	High
5	1.0	S	High
6	9.0	SW	Medium
7	15.0	S	Medium
8	43.0	E	High
9	48.0	E	Medium

7.4 Flood Defences

Flood Defences within 250m of the study site None identified
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site None identified

7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site None identified

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site Identified

Clearwater Flooding or Superficial Deposits Flooding Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

7.8 Groundwater Flooding Confidence Areas

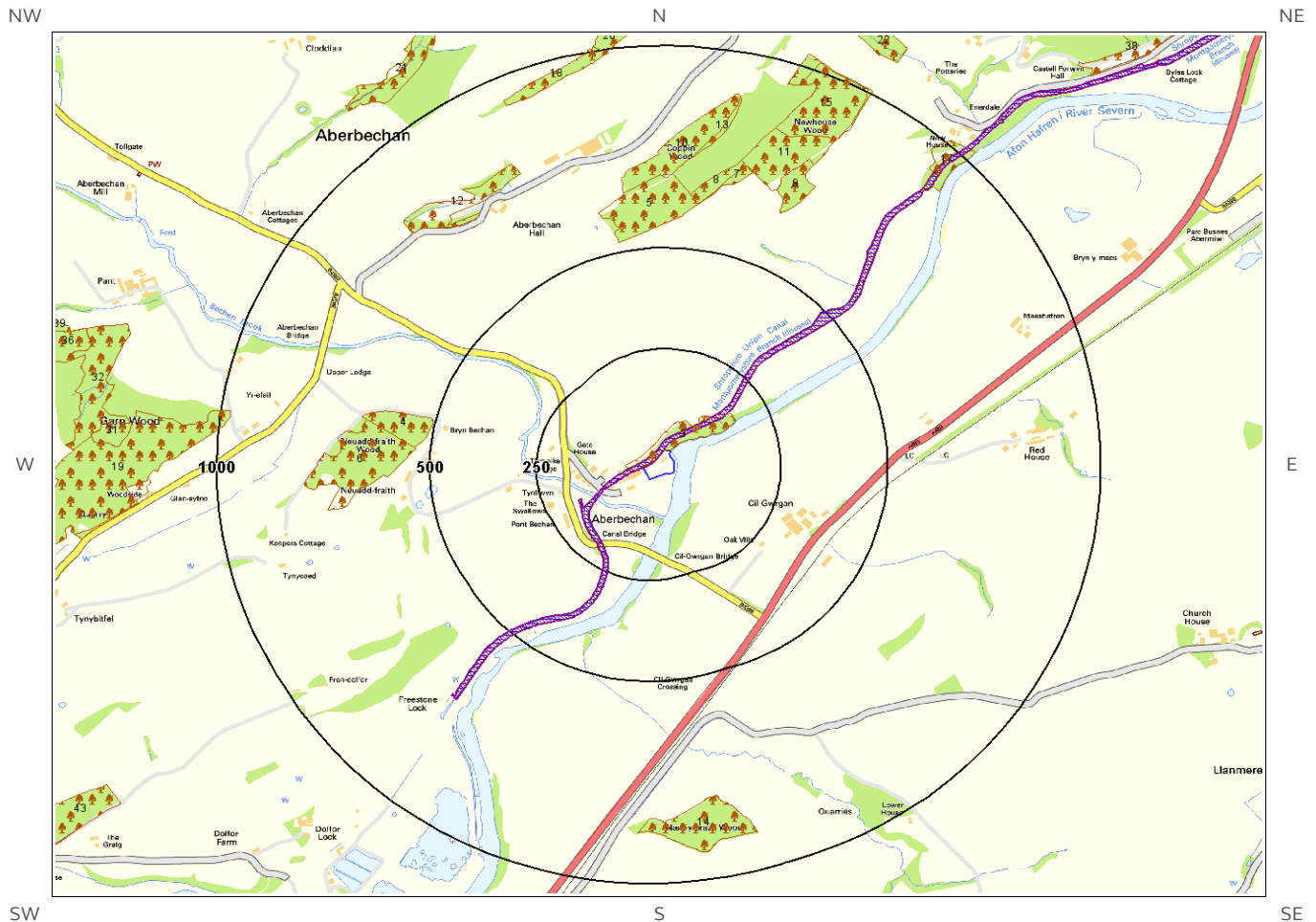
British Geological Survey confidence rating in this result

High

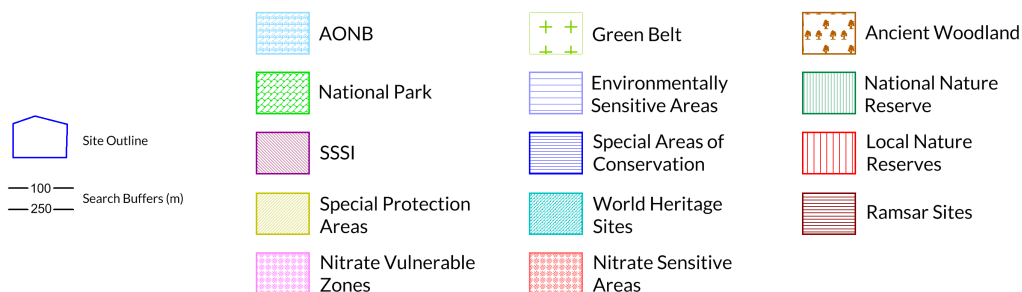
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site

Identified

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

1

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
2A	0	On Site	MONTGOMERY CANAL	Natural Resources Wales

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

1

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SAC Name	Data Source
1A	0	On Site	Montgomery Canal	Natural Resources Wales

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

81

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
3	0	N	UNKNOWN	Ancient and Semi-Natural Woodland
4	504	W	UNKNOWN	Ancient Replanted Woodland
5	525	N	UNKNOWN	Ancient and Semi-Natural Woodland
6	535	W	UNKNOWN	Ancient and Semi-Natural Woodland
7	613	N	UNKNOWN	Ancient and Semi-Natural Woodland
8	614	N	UNKNOWN	Ancient and Semi-Natural Woodland
9	642	NE	UNKNOWN	Ancient and Semi-Natural Woodland
10	643	N	UNKNOWN	Restored Ancient Woodland Site
11	685	N	UNKNOWN	Ancient Replanted Woodland
12	722	NW	UNKNOWN	Ancient Replanted Woodland
13	724	N	UNKNOWN	Restored Ancient Woodland Site
14	797	S	UNKNOWN	Ancient Replanted Woodland
15	825	N	UNKNOWN	Ancient Replanted Woodland
16	858	NE	UNKNOWN	Ancient Replanted Woodland
17	877	NE	UNKNOWN	Ancient and Semi-Natural Woodland
18	927	N	UNKNOWN	Ancient and Semi-Natural Woodland
19	977	W	UNKNOWN	Restored Ancient Woodland Site
20	989	N	UNKNOWN	Restored Ancient Woodland Site
21	1079	NW	UNKNOWN	Ancient and Semi-Natural Woodland
22	1094	NE	UNKNOWN	Ancient Replanted Woodland
23	1117	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1126	N	UNKNOWN	Restored Ancient Woodland Site
25	1156	W	UNKNOWN	Restored Ancient Woodland Site
Not shown	1157	SE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1170	N	UNKNOWN	Restored Ancient Woodland Site
Not shown	1180	NE	UNKNOWN	Restored Ancient Woodland Site
Not shown	1186	NE	UNKNOWN	Restored Ancient Woodland Site
Not shown	1191	SW	UNKNOWN	Ancient and Semi-Natural Woodland
31	1206	W	UNKNOWN	Ancient and Semi-Natural Woodland
32	1209	W	UNKNOWN	Ancient and Semi-Natural

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Woodland				
Not shown	1252	N	UNKNOWN	Restored Ancient Woodland Site
Not shown	1270	N	UNKNOWN	Restored Ancient Woodland Site
Not shown	1316	NW	UNKNOWN	Ancient and Semi-Natural Woodland
36	1331	W	UNKNOWN	Ancient Replanted Woodland
Not shown	1343	NE	UNKNOWN	Ancient Replanted Woodland
38	1350	NE	UNKNOWN	Restored Ancient Woodland Site
39	1351	W	UNKNOWN	Ancient Replanted Woodland
Not shown	1392	SE	UNKNOWN	Restored Ancient Woodland Site
Not shown	1464	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1471	W	UNKNOWN	Restored Ancient Woodland Site
43	1478	SW	UNKNOWN	Restored Ancient Woodland Site
Not shown	1495	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1522	NE	UNKNOWN	Restored Ancient Woodland Site
Not shown	1544	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1556	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1561	W	UNKNOWN	Ancient and Semi-Natural Woodland
49	1582	SW	UNKNOWN	Restored Ancient Woodland Site
Not shown	1584	W	UNKNOWN	Other Ancient Woodland
Not shown	1591	SE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1612	NW	UNKNOWN	Restored Ancient Woodland Site
Not shown	1630	W	UNKNOWN	Restored Ancient Woodland Site
Not shown	1641	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1648	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1650	S	UNKNOWN	Restored Ancient Woodland Site
Not shown	1652	NW	UNKNOWN	Restored Ancient Woodland Site
Not shown	1658	W	UNKNOWN	Restored Ancient Woodland Site
Not shown	1693	W	UNKNOWN	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1706	SW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1747	NE	UNKNOWN	Ancient Replanted Woodland
Not shown	1748	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1766	W	UNKNOWN	Restored Ancient Woodland Site
Not shown	1799	NW	UNKNOWN	Restored Ancient Woodland Site
Not shown	1813	N	UNKNOWN	Restored Ancient Woodland Site
Not shown	1822	N	UNKNOWN	Restored Ancient Woodland Site
Not shown	1827	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1828	N	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1828	NW	UNKNOWN	Restored Ancient Woodland Site
Not shown	1842	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1860	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1864	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1870	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1883	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1886	NE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1905	NW	UNKNOWN	Restored Ancient Woodland Site
Not shown	1910	NE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1914	NW	UNKNOWN	Ancient Replanted Woodland
Not shown	1924	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1960	NE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1964	NW	UNKNOWN	Ancient Replanted Woodland
Not shown	1992	NE	UNKNOWN	Ancient Replanted Woodland
Not shown	1997	E	UNKNOWN	Restored Ancient Woodland Site

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

0

Database searched and no data found.

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure Geo Insight**, available from our **website**. The following information has been found:

9.1.1 Shrink Swell

Maximum Shrink-Swell** hazard rating identified on the study site Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

9.1.2 Landslides

Maximum Landslide* hazard rating identified on the study site Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Significant potential for slope instability with relatively small changes in ground conditions. Avoid large amounts of water entering the ground through pipe leakage or soak-aways. Do not undercut or place large amounts of material on slopes without technical advice. For new build consider the potential and consequences of ground movement during excavations, or consequence of changes to loading or drainage. For existing property probable increase in insurance risk is likely due to potential natural slope instability after changes to ground conditions such as a very long, excessively wet winter.

9.1.3 Soluble Rocks

Maximum Soluble Rocks* hazard rating identified on the study site Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site

Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

Maximum Running Sand** hazard rating identified on the study site

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

* This indicates an automatically generated 50m buffer and site.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site

None identified

Database searched and no data found.

10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary

Identified

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Berwyn Hills	Vein Mineral	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

Past underground mine workings may occur. The rock types present in these areas are such that small mineral veins may be present on which it is possible that small scale mining has been undertaken and/or it is possible that limited underground extraction of other materials may have occurred. All such occurrences are likely to be of minor localised extent and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Natural Resources Wales

Ty Cambria
29 Newport Road
Cardiff
CF24 0TP
Tel: 0300 065 3000
Email: enquiries@naturalresourceswales.gov.uk

Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: Powys County Council
Phone: 0845 602 7030

Web: <http://www.powys.gov.uk>

Address: County Hall, Spa Road East, Llandrindod Wells, Powys, LD1



Gemapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



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