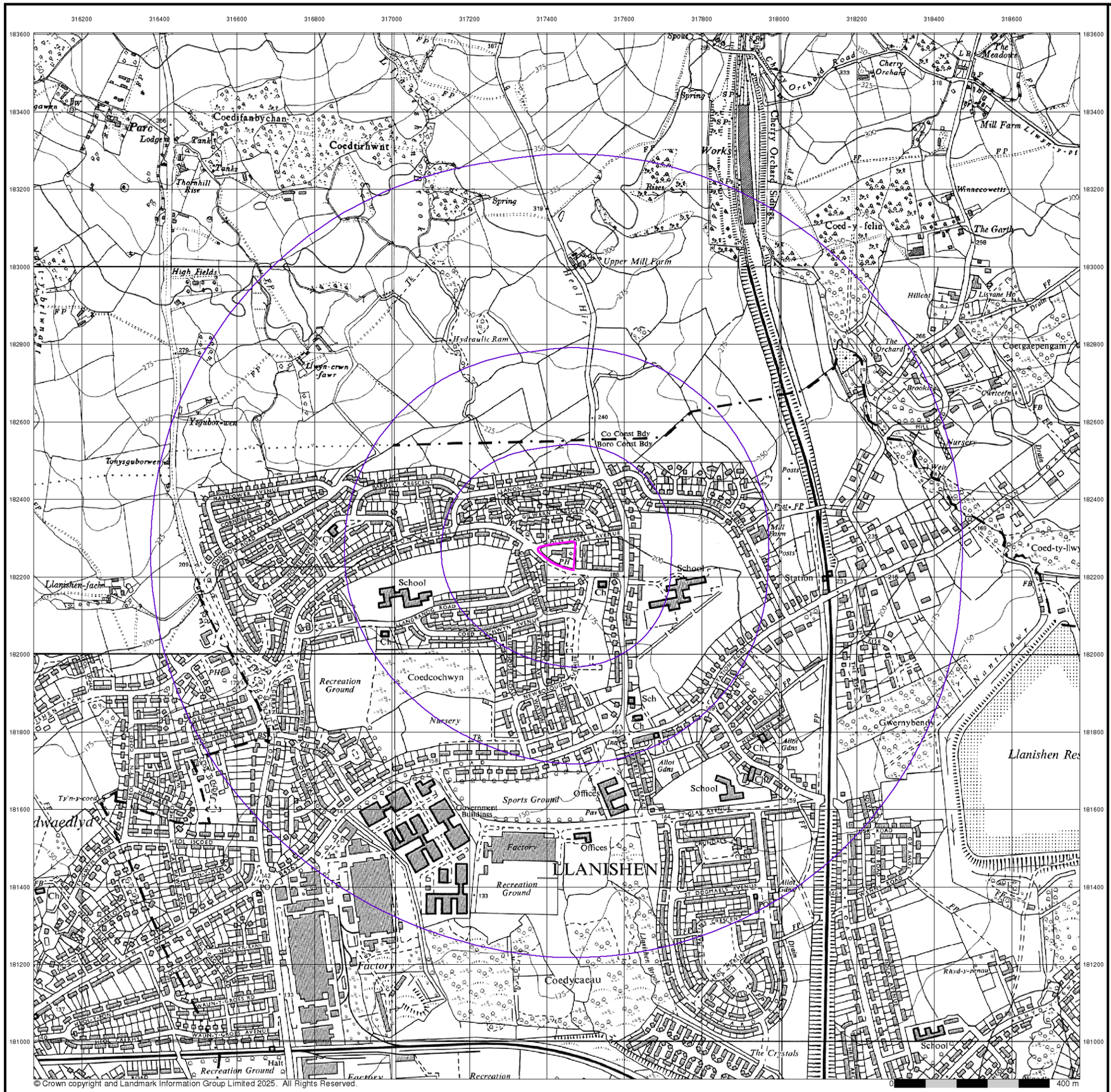

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Ordnance Survey Plan

Published 1965

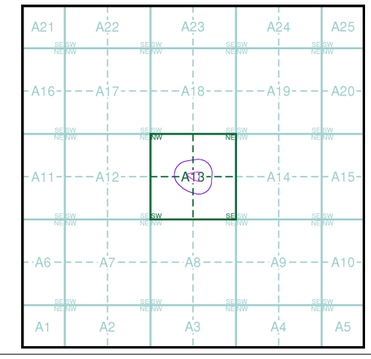
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

ST18SE
1965
1:10,560

Historical Map - Slice A



Order Details

Order Number:	367367815_1_1
Customer Ref:	24-310-CA wolfscastle
National Grid Reference:	317430, 182260
Slice:	A
Site Area (Ha):	0.47
Search Buffer (m):	1000

Site Details

Wolfs Castle Hotel, Wolfs Castle Avenue, Llanishen, CARDIFF, CF14 5JS

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Web: www.envirocheck.co.uk

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Published 1974

Source map scale - 1:10,000

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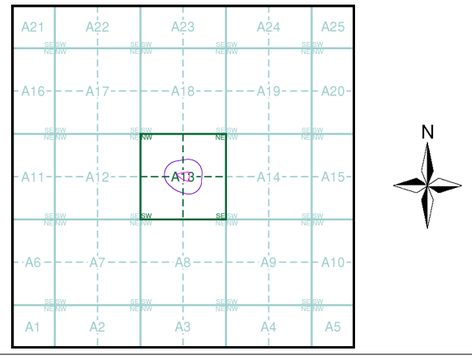
Map Name(s) and Date(s)

ST18SE
1974
1:10,000

Historical Map - Slice A



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Ordnance Survey Plan

Published 1982

Source map scale - 1:10,000

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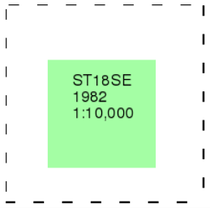
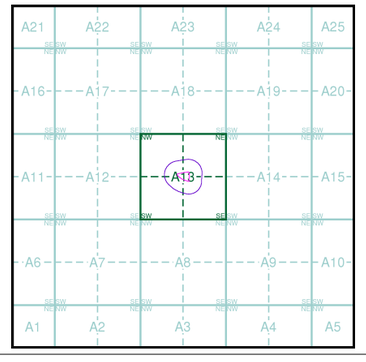


Historical Map - Slice A



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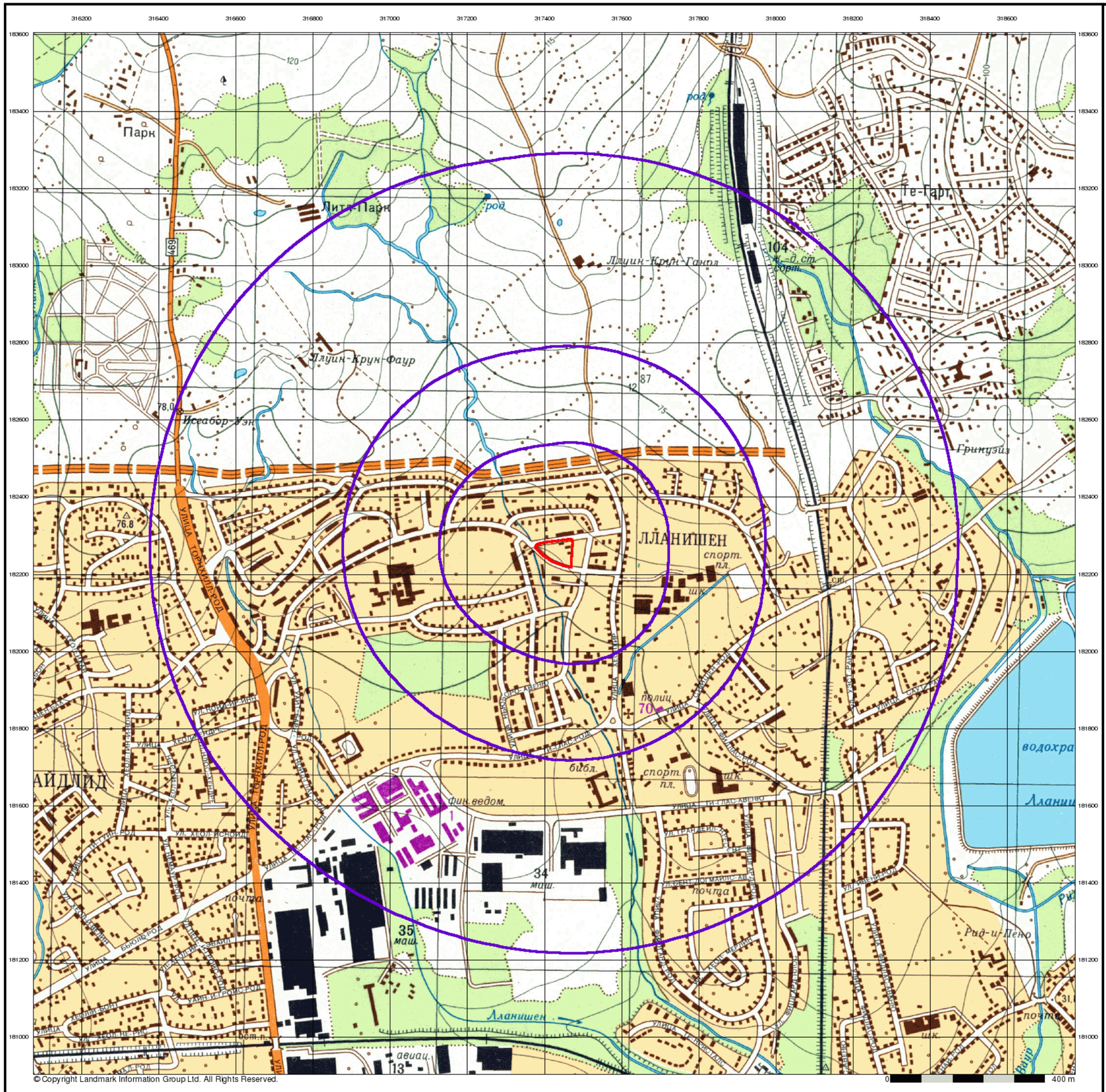

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Geotechnical & Geoenvironmental Specialists

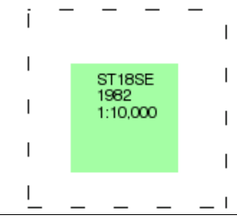
Cardiff

Published 1982

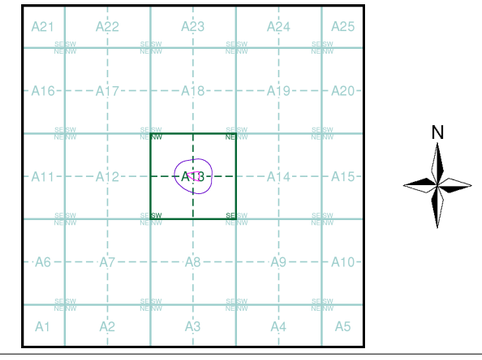
Source map scale - 1:10,000

These maps were produced by the Russian military during the Cold War between 1950 and 1997, and cover 103 towns and cities throughout the U.K. The maps are produced at 1:25,000, 1:10,000 and 1:5,000 scale, and show detailed land use, with colour-coded areas for development, green areas, and non-developed areas. Buildings are coloured black and important building uses (such as hospitals, post offices, factories etc.) are numbered, with a numbered key describing their use.
They were produced by the Russians for the benefit of navigation, as well as strategic military sites and transport hubs, for use if they were to have invaded the U.K. The detailed information provided indicates that the areas were surveyed using land-based personnel, on the ground, in the cities that are mapped.

Map Name(s) and Date(s)



Russian Map - Slice A



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Ordnance Survey Plan

Published 1993

Source map scale - 1:10,000

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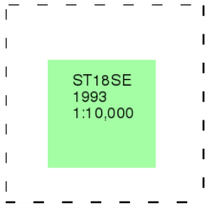
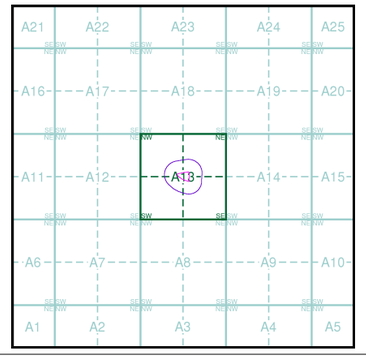


Historical Map - Slice A



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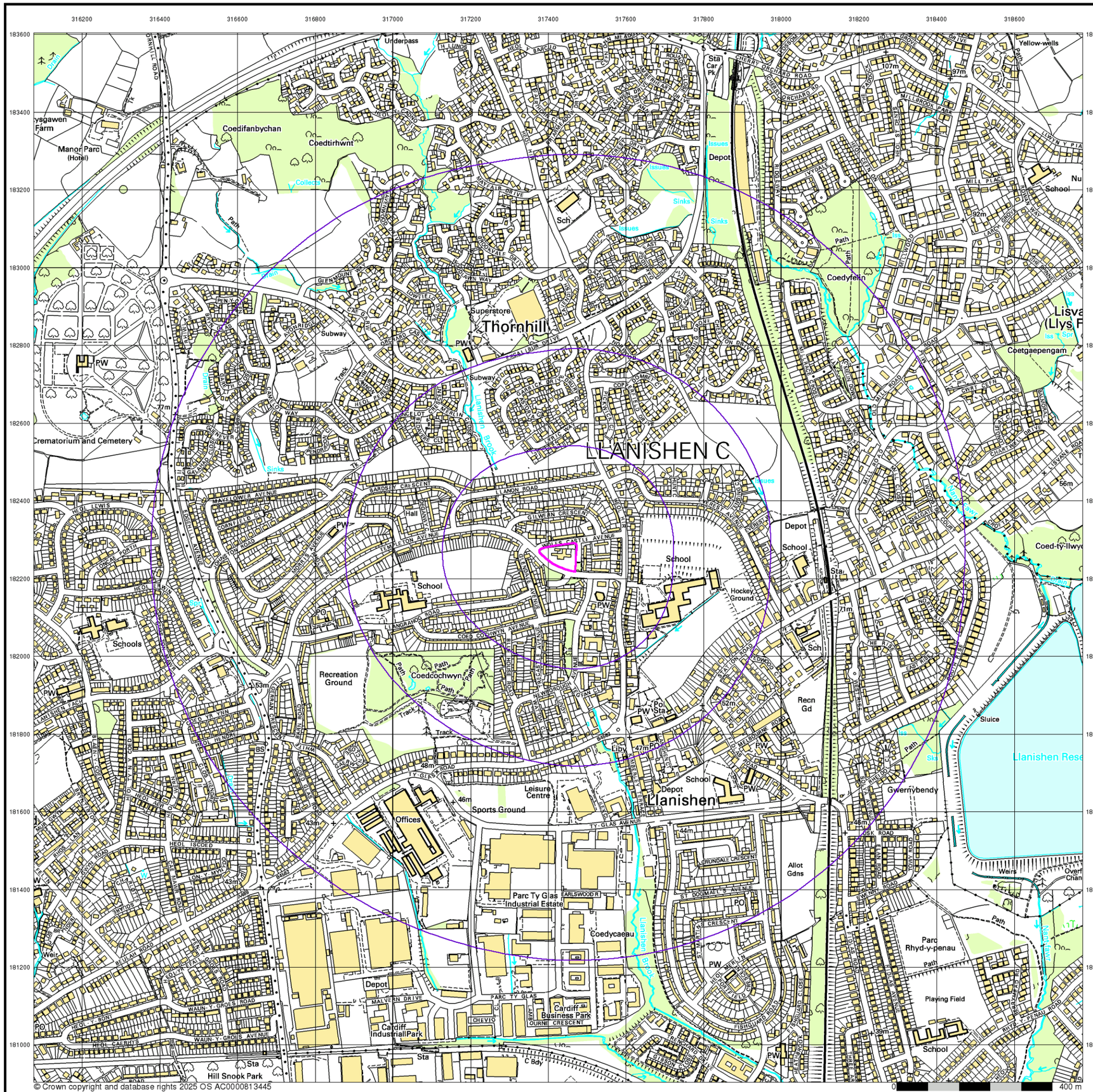

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10k Raster Mapping

Published 1999

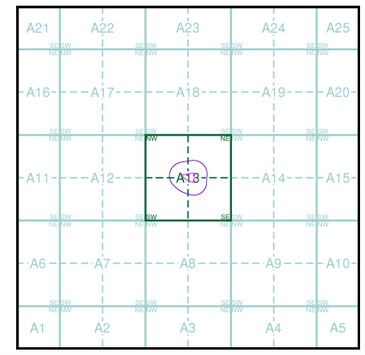
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

ST18SE
1999
1:10,000

Historical Map - Slice A



Order Details

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Customer Ref:	24-310-CA wolfscastle
National Grid Reference:	317430, 182260
Slice:	A
Site Area (Ha):	0.47
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Tel: 0844 844 9952
Fax: 0844 844 9951
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10k Raster Mapping

Published 2006

Source map scale - 1:10,000

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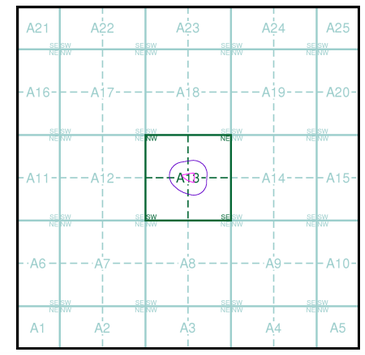
Map Name(s) and Date(s)

ST18SE
2006
1:10,000

Historical Map - Slice A



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VectorMap Local

Published 2024

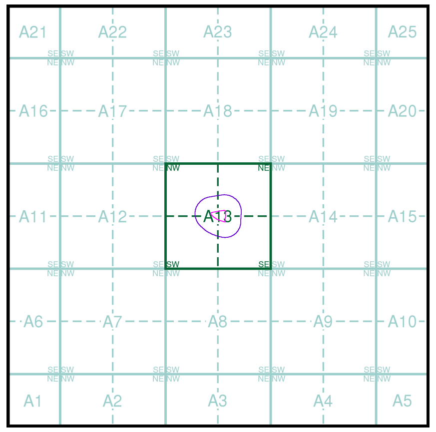
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

ST18SE
2024
Variable

Historical Map - Slice A



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Order Details

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Customer Ref:	24-310-CA wolfscastle
National Grid Reference:	317430, 182260
Slice:	A
Site Area (Ha):	0.47
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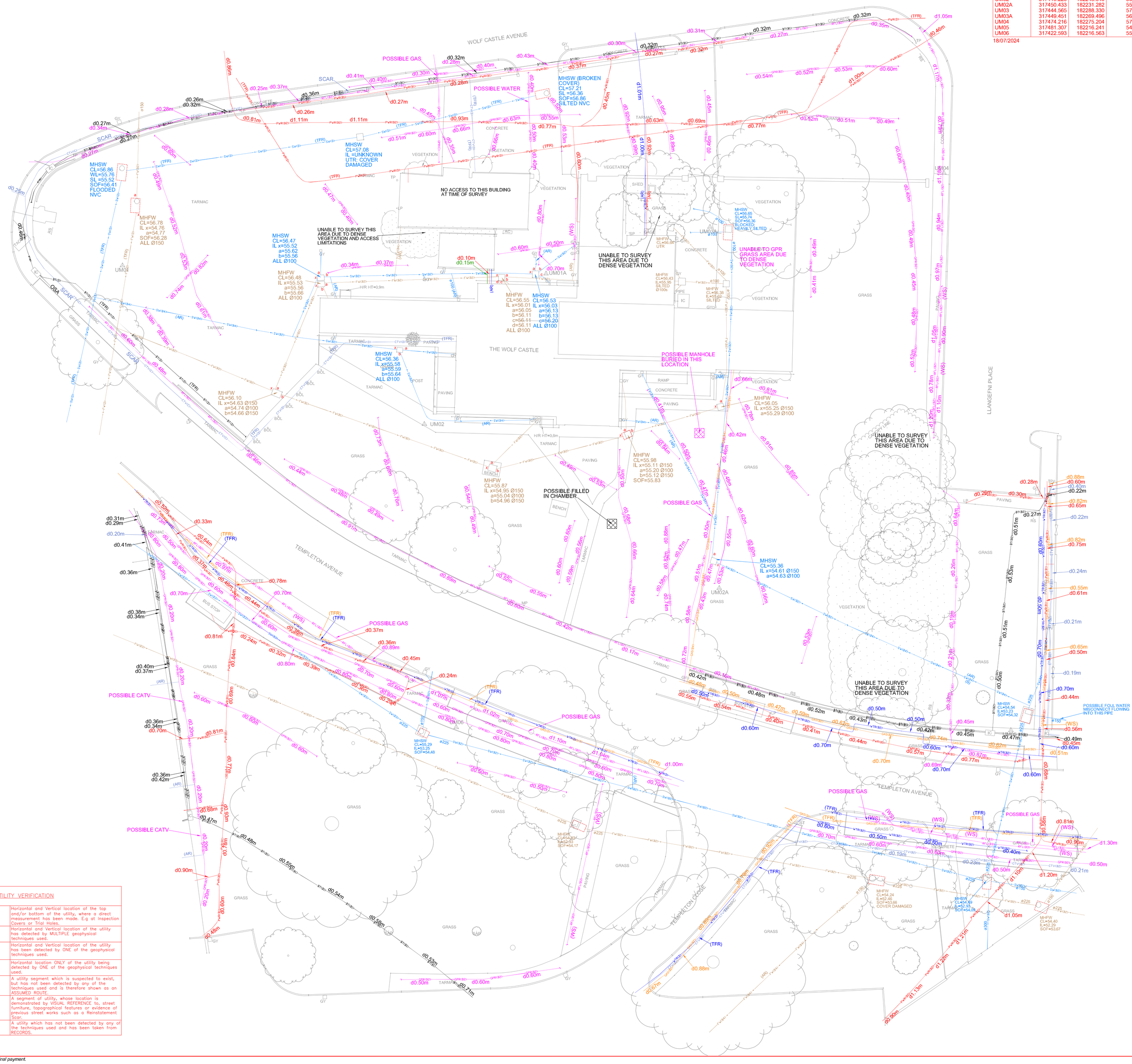
INFORMATION GROUP

Tel:	0844 844 9952
Fax:	0844 844 9951
Web:	www.envirocheck.co.uk

ANNEX B
Statutory Utility Plans

SURVEY STATIONS			
Name	Easting	Northing	Height
UM01	317387.268	182265.420	56.470
UM01A	317432.104	182264.553	56.533
UM02	317419.226	182248.640	56.107
UM02A	317450.433	182231.282	55.399
UM03	317444.565	182288.330	57.495
UM03A	317449.451	182269.496	56.641
UM04	317474.216	182275.204	57.161
UM05	317481.307	182216.241	54.418
UM06	317422.593	182216.563	55.088

18/07/2024



PAS 128 UTILITY VERIFICATION	
QL-A	Horizontal and Vertical location of the top and/or bottom of the utility, where a direct measurement has been made. E.g at Inspection Covers or Trial Holes.
QL-B1	Horizontal and Vertical location of the utility has detected by MULTIPLE geophysical techniques used.
QL-B2	Horizontal and Vertical location of the utility has been detected by ONE of the geophysical techniques used.
QL-B3	Horizontal location ONLY of the utility being detected by ONE of the geophysical techniques used.
QL-B4	A utility segment which is suspected to exist, but has not been detected by any of the techniques used and is therefore shown as an ASSUMED ROUTE.
QL-C	A segment of utility, whose location is demonstrated by VISUAL REFERENCE to, street furniture, topographical features or evidence of previous street works such as a Reinstatement Scar.
QL-D	A utility which has not been detected by any of the techniques used and has been taken from RECORDS.

UNDERGROUND SERVICES

1) Although every effort has been made to trace underground services using radiodetection, no guarantee can be given that all have been found. Due to their non-conductivity it may not been possible to trace certain types of plastic service pipes. eg. Gas & Water. Service trial holes must be dug prior to excavation.

2) In the absence of evidence to the contrary the routes of confirmed manhole connections are assumed to be direct and straight.

3) This survey has been carried out in accordance with the RICS specification for tracing underground utilities at scales of 1:500 & larger.

4) Underground service information should be read in conjunction with latest statutory drawings.

5) Please note that it is illegal to lift telecommunications covers in public areas. Their routes can be ascertained by contacting the relevant statutory authorities. Broken or damaged manholes were not lifted by Utilmap Limited. It is not possible to trace plastic pipes by radiodetection e.g. Gas/Water or fibre optic cables or pipes of less than 100mm in diameter. The electronic detection of pipework will apply to live metallic pipes/cables that we can induce a signal to. As an alternative GPR techniques can be employed at additional cost in attempt to locate services not detectable by radiodetection. All tracing is subject to retrieval of clear signals.

GPR REFLECTIONS

GROUND RADAR

The material surrounding and particularly above buried services can effect whether the services can be resolved using GPR, Reinforced concrete, buried metallic objects, the presence of moisture or clay and changes in the material construction can lead to poor data resolution.

As we have no information with respect to the material overlaying any services the GPR method can only give a guaranteed accuracy of 50% Depth, results using GPR are typically accurate to within 10% with a horizontal accuracy of 150mm. These figures will vary as the velocity of the ground is assumed at 80m/s. The results of the GPR survey should be treated with caution as there is no guarantee that any service shown actually exists, only a possibility that something can seen on the records.

NOTES

- THE SIZE AND LOCATION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND SHOULD BE CONFIRMED ON SITE PRIOR TO ANY EXCAVATION WORKS.
- MULTIPLE CABLE LINES ARE GRAPHICAL REPRESENTATION OF OVERALL THICKNESS - DO NOT COUNT.
- ALL GIVEN DEPTHS ARE TO THE CENTRE OF THE UTILITY AND ARE RELATIVE TO GROUND LEVEL AT THE TIME OF SURVEY.
- TELECOMMUNICATION CABLES HAVE BEEN LOCATED EITHER BY PASSIVE MODES, INDUCED TRANSMITTER/RECEIVER MODES AND OR BY THE USE OF GPR.
- BT SHOULD BE CONTACTED PRIOR TO ANY WORKS IN ACCORDANCE TO BT LEGISLATION.
- EVERY EFFORT HAS BEEN MADE BY UTILIMAP LTD TO PROVIDE ACCURATE INFORMATION, THOUGH, ALL SERVICES, LEVELS AND CRITICAL DIMENSIONS SHOULD BE FIELD VERIFIED BY THE CLIENT BEFORE UNDERTAKING ANY WORKS.
- PLEASE CONTACT UTILIMAP LTD. TO CONFIRM THAT THE LATEST REVISION IS BEING USED.
- ANY QUESTIONS PLEASE CONTACT UTILIMAP LTD.

KEY

BT	BRITISH TELECOM
CTV	CABLE TELEVISION
CCT	CLOSED CIRCUIT TV
COM	DATA COMMUNICATIONS
MD	MULTI DUCT
TM	TRAFFIC MANAGEMENT
HV	HIGH VOLTAGE
PWR	POWER
GAS	GAS
HP	HEATING PIPES
OIL	OIL
WTR	WATER
FW	FOUL WATER
SW	STORM WATER
UD	UNKNOWN DRAINAGE
PM	PUMPING MAIN
GPR	RADAR LOCATE
RFL	RADIO LOCATE
UKN	UNKNOWN
	END OF TRACE
	ROD STOPPED
	UNABLE TO TRACE FURTHER
	BACK DROP
	TRAP
	SEWER CAPPED
	SURVEY ABANDONED

ABBREVIATIONS

(AR) Assumed Route	BL Base Level
BH Bore Hole	d Depth
MW Monitoring Well	NFI No Further Information
(OSA) Out of Survey Area	RWP Rain Water Pipe
SL Silt Level	SOF Soffit Level
SP Soil Pipe	(S) Sounded
SA Survey Abandoned	(TFR) Taken From Records
UTL Unable to Locate	UTR Unable to Raise
UTS Unable to Survey	(WS) Weak Signal

LEVELS

LOCAL DATUM: ☐
GPS OS DATUM: ☒
PREVIOUS SURVEY: ☐

GRID

LOCAL & ARBITRARY: ☐
GPS OS GRID: ☒
PREVIOUS SURVEY: ☐

NORTH INDICATIVE ONLY

APPROX.

UtiliMap Land & Utility Surveyors

Richmond House
Avonmouth Way
Bristol
BS11 8DE
Tel:0844 335 1123
Email:info@utilimap.co.uk
Web: www.utilimap.co.uk

- Utility Mapping Surveys
- Topographical Surveys
- Cross Section Surveys
- CCTV Drainage Surveys

Client

CARDIFF CAERDYDD

Title

THE WOLF CASTLE PUB, LLANISHEN
PAS128 UTILITY SURVEY

REVISION HISTORY

REV	ISSUE DATE	EXPIRY DATE	DRAWING CHANGE
R1	20.07.2023	20.07.2024	PAS128 UTILITY SURVEY
R2	19.07.2024	19.07.2025	PAS128 UTILITY SURVEY EXTENSION
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--	--	--	--

Original Scale: 1:200 @ A1	Dimension In: Levels: m Depths: m	Drawn: RN Date: JUL 2024	Checked: SW Date: JUL 2024

Drawing Number: ACAD-THE-WOLF-CASTLE-PUB-LLANISHEN | Rev R2

ANNEX C
Risk Assessment Definitions

Risk Assessment Definitions

The contaminated land regime is set out in Part 2A of the Environmental Protection Act (EPA) 1990 and was introduced on the 1st April 2000 in England and 1st July 2001 in Wales. A similar regime was introduced in Scotland on 14th July 2000.

Part 2A was introduced to achieve three overreaching objectives:

(a) To identify and remove unacceptable risks to human health and the environment.
(b) To seek to ensure that contaminated land is made suitable for its current use.
(c) To ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development.

Under Part 2A the statutory definition of 'contaminated land' is:

> "any land which appears to the local authority in whose area it is situated, to be in such a condition, by reason of substances in, on, or under the land, that:
>
> (a) Significant harm is being caused or there is a significant possibility of such harm being caused; or
> (b) Pollution of controlled waters is being, or is likely to be, caused."

Under Part 2A, for land to be classified as 'Contaminated Land' there must be one or more contaminant, pathway, receptor linkages, known as the '**Contaminant Linkage**'. A contaminant linkage requires three essential elements:

(a) A **CONTAMINANT** (SOURCE) – a substance that is in, on or under the land and has the potential to cause harm or to cause pollution of controlled waters.
(b) A **RECEPTOR** – something which could be adversely affected by a contaminant.
(c) A **PATHWAY** – a route by which a receptor is or might be exposed to or affected by a contaminant.

Guidance provided by the Environment Agency to aid in managing risks from land contamination (Land Contamination Risk Management - LCRM), defines a 'Hazard' as:

> 'Hazard – *a property or situation that in particular circumstances could lead to harm'*

The term 'Risk' is widely used in different contexts and situations, but a prescriptive definition is also given in LCRM guidance:

> *'Risk – a combination of the probability, or frequency of occurrence of a defined hazard and the magnitude of the consequences of the occurrence'.*

A framework for qualitative risk assessment is provided in CIRIA publication C552 Contaminated Land Risk Assessment – A Guide to Good Practice (2001). The method requires an assessment of the magnitude of the probability of the risk occurring and the magnitude of the potential consequence. Classifications of consequences and probability, levels and descriptions of risk have been devised from the above publication and are defined in the following sections.

Classification of Consequence

Table A Classification of Consequence	
Classification	**Definition**
Severe	• Short term (acute) risk to human health likely to result in significant harm. • Short term risk to controlled waters. • Catastrophic damage to buildings/structures. • Short term risk to an ecosystem or organism within the particular ecosystem.
Medium	• Chronic damage to human health (long term risk). • Pollution of a sensitive water resource. • A significant change in an ecosystem or organism within the ecosystem.
Mild	• Pollution of non-sensitive water resources. • Significant damage to buildings/structures. • Damage to sensitive buildings/structure/services or the environment.
Negligible	• Harm (not necessarily significant) which may result in financial loss. • Non-permanent health effects to humans (easily prevented by PPE for example). • Easily repairable effects of structural (building) damage.

Classification of Probability

Table B Classification of Probability	
Classification	**Definition**
High Likelihood	• There is a complete contaminant linkage and an event appears very likely to occur in the short term and is inevitable in the long term. • Evidence of harm to the receptor.
Likely	• There is a complete contaminant linkage which means that is it probable that an event will occur. • The event is not inevitable but possible in short term and likely in the long term.
Low Likelihood	• There is a complete contaminant linkage and circumstances are possible under which an event could occur. • It is not certain that an event will occur in the long term, and it is less likely to occur in the short term.
Unlikely	• There is a complete contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

Risk Assessment Matrix

By comparing the consequences of a risk and the probability of the risk of a contaminant linkage, the likely risk category can be determined as shown in **Table C** below.

Table C Risk Assessment Matrix

Increasing acceptability →		Consequence			
		Severe	**Medium**	**Mild**	**Negligible**
Probability	**High Likelihood**	High risk	High risk	Medium risk	Low risk
	Likely	High risk	Medium risk	Low risk	Near zero risk
	Low Likelihood	Medium risk	Low risk	Low risk	Near zero risk
	Unlikely	Low risk	Near zero risk	Near zero risk	Near zero risk

Description of Risks and Likely Actions

High Risk
There is a high probability that severe harm could arise to a receptor, or there is evidence that a receptor is currently being severely harmed. The risk if realised is likely to result in liability, and urgent investigation or remediation will be required.

Medium Risk
It is probable that harm will arise to a receptor. However, it is relatively unlikely that such harm would be severe, or if harm does occur the harm is likely to be relatively mild. Investigation will be required to determine the liability, and some remedial works may be required in the long term.

Low Risk
It is possible that harm may arise to a receptor, but it is likely that the harm would be mild.

Near Zero Risk
There is a very low risk of harm to the receptor. In the event of harm being realised the harm is not likely to be severe.

terra firma

Geotechnical & Geoenvironmental Specialists

TFW Group Ltd, 5 Deryn Court, Wharfedale Road, Pentwyn, Cardiff. CF23 7HA

Tel: 033 022 36380 **Email**: hello@tfwgroup.co.uk **www.tfwgroup.co.uk**