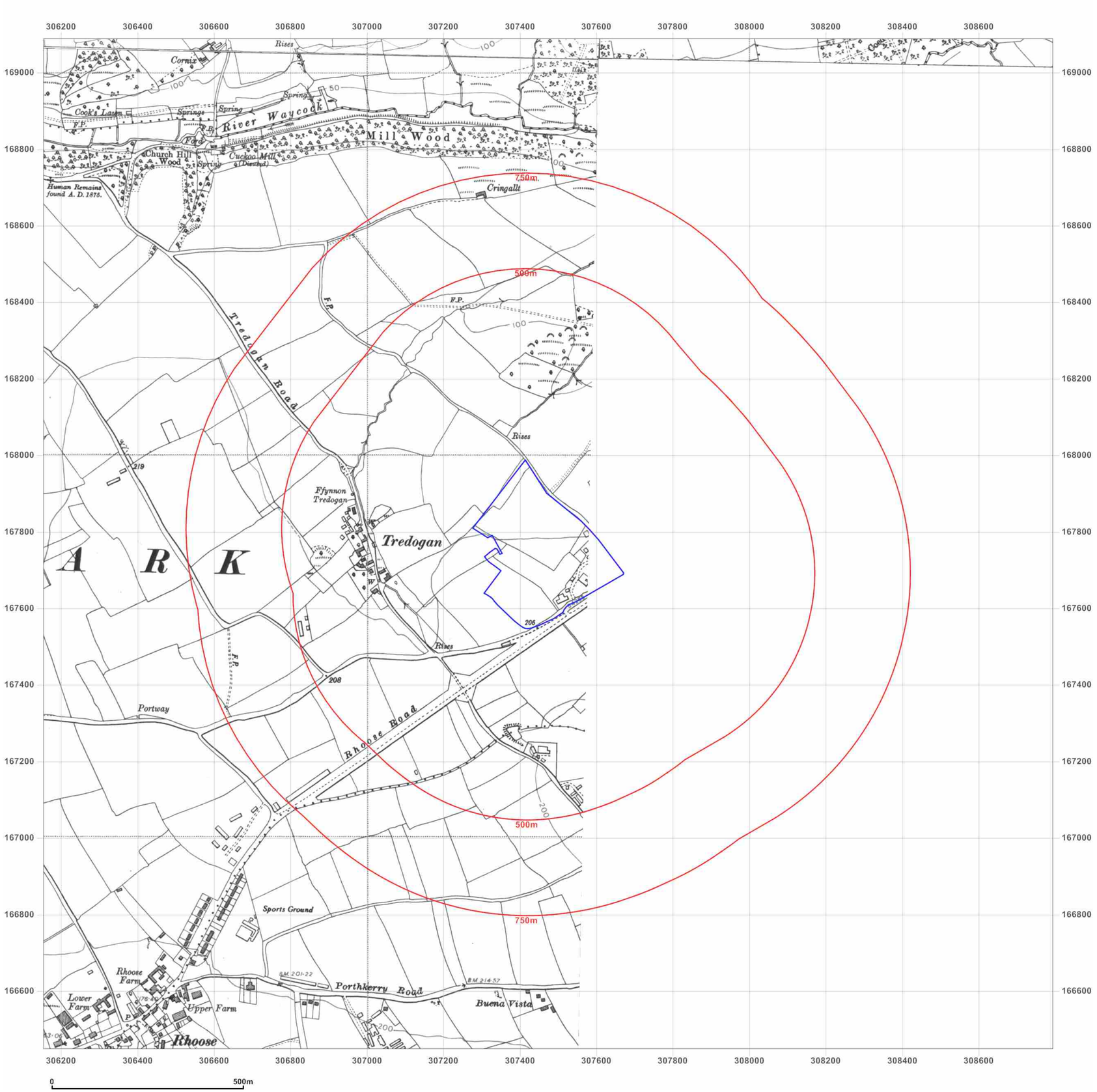

Site Details:

Client Ref: EMS_608216_812597
Report Ref: EMS-608216_812597
Grid Ref: 307473, 167768

Map Name: County Series

Map date: **1947**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1877
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1877
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1876
Revised 1947
Edition N/A
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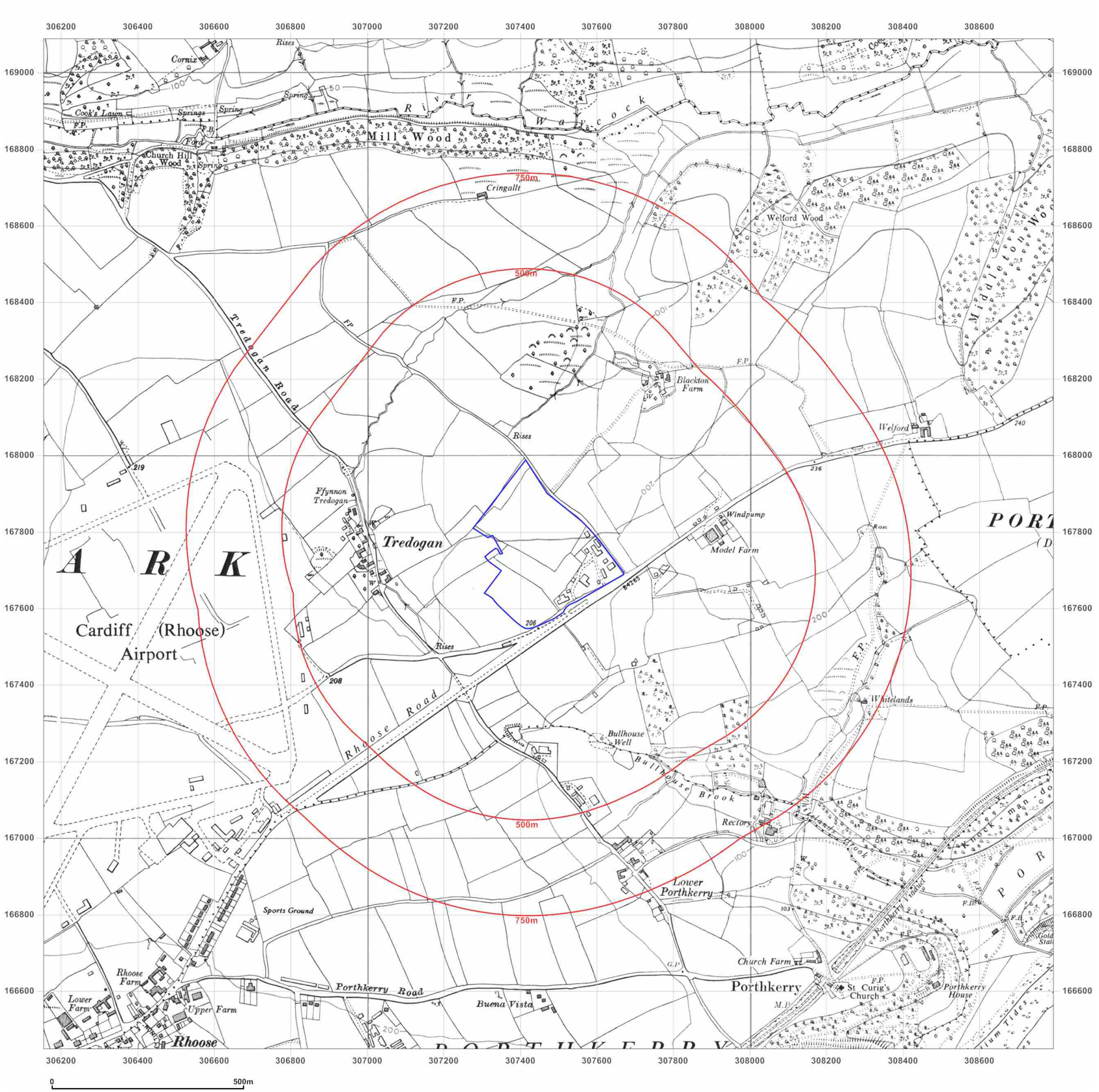

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Site Details:

Client Ref: EMS_608216_812597
Report Ref: EMS-608216_812597
Grid Ref: 307473, 167768

Map Name: Provisional
Map date: **1965**
Scale: 1:10,560
Printed at: 1:10,560

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Surveyed N/A
Revised 1965
Edition N/A
Copyright 1965
Levelled N/A

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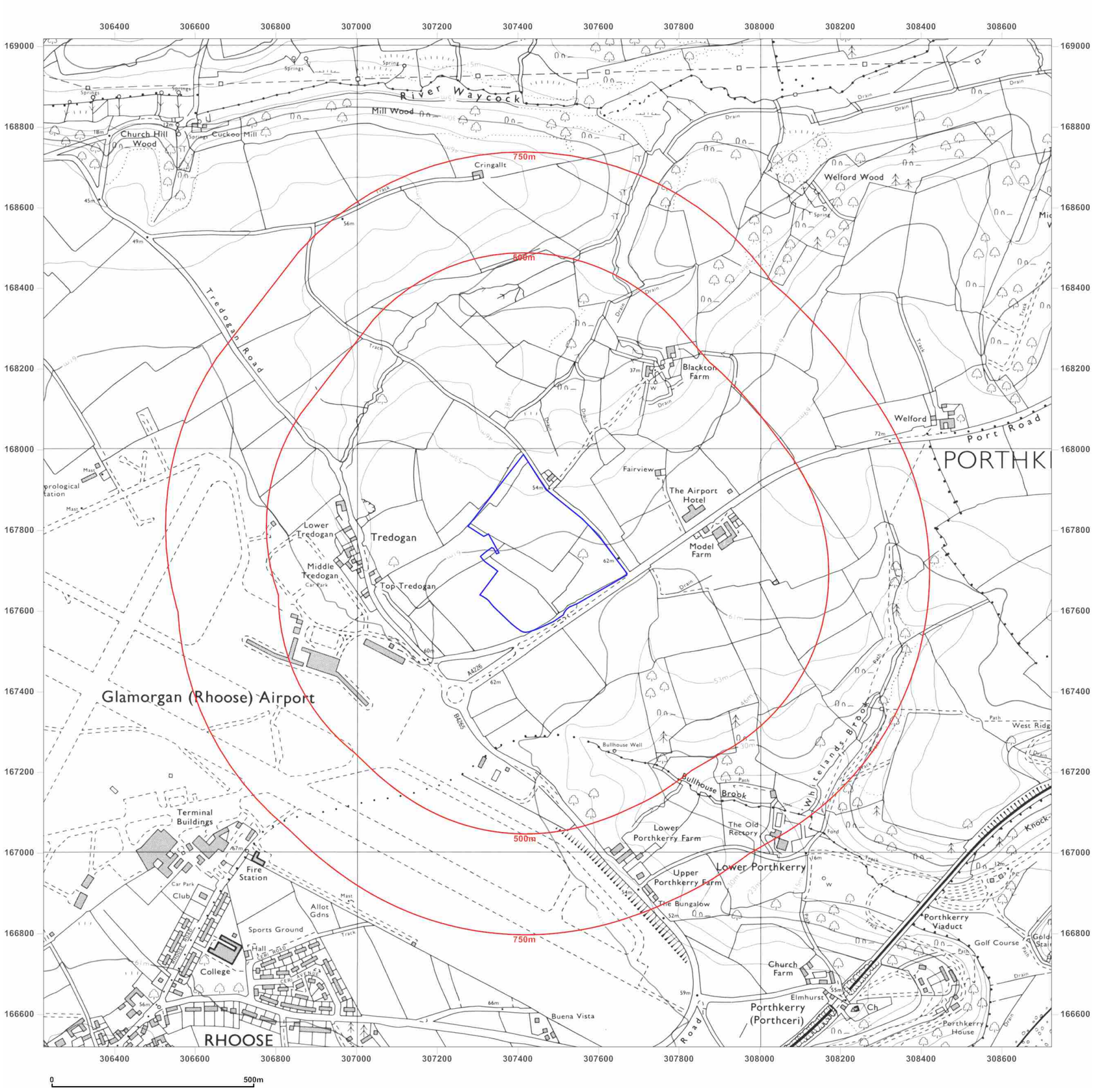

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Site Details:

Client Ref: EMS_608216_812597
Report Ref: EMS-608216_812597
Grid Ref: 307473, 167768

Map Name: National Grid

Map date: **1975**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1973
Revised 1974
Edition N/A
Copyright 1975
Levelled N/A

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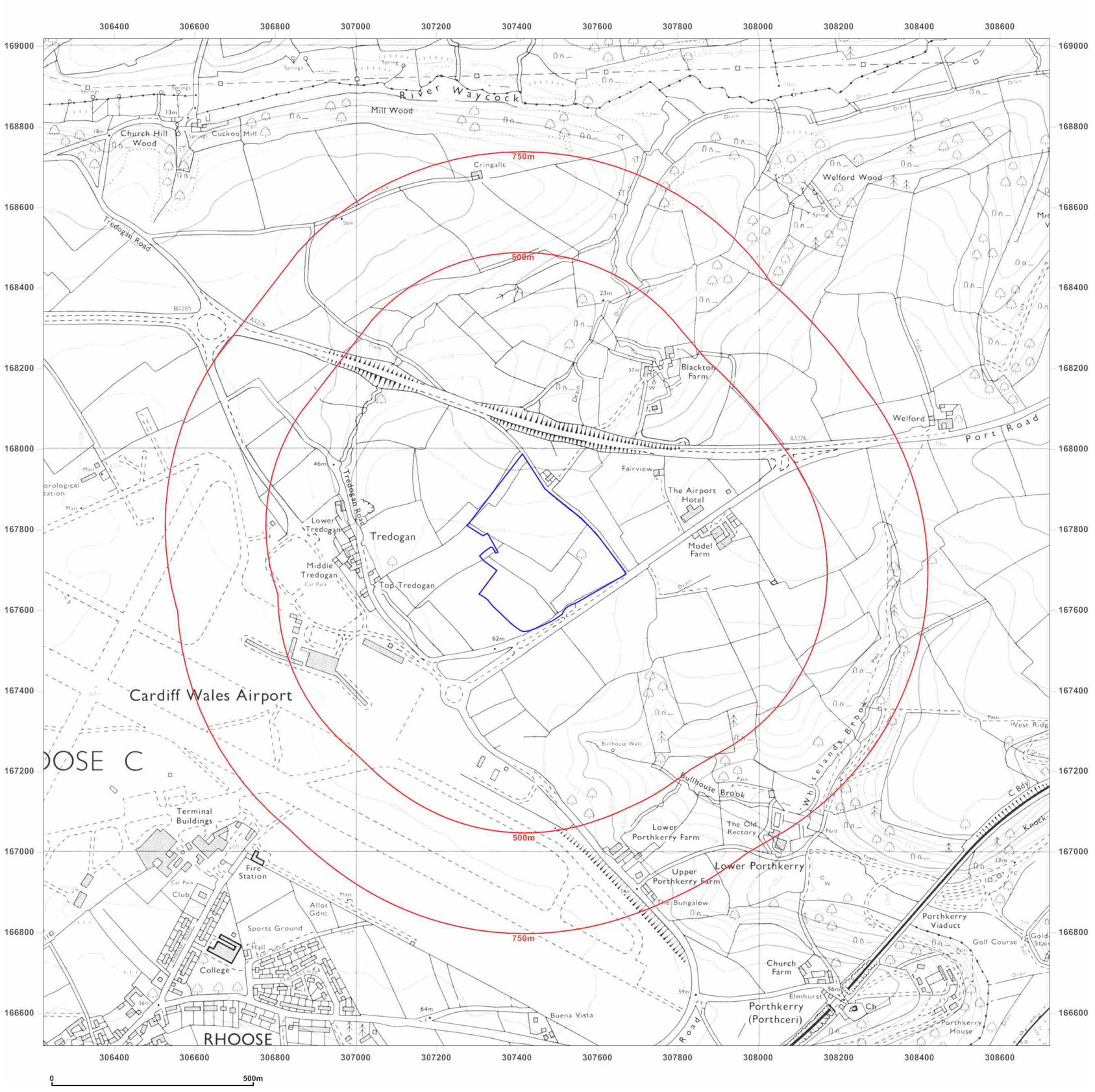

Site Details:

Client Ref: EMS_608216_812597
Report Ref: EMS-608216_812597
Grid Ref: 307473, 167768

Map Name: National Grid

Map date: **1981**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1953
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 05 May 2020

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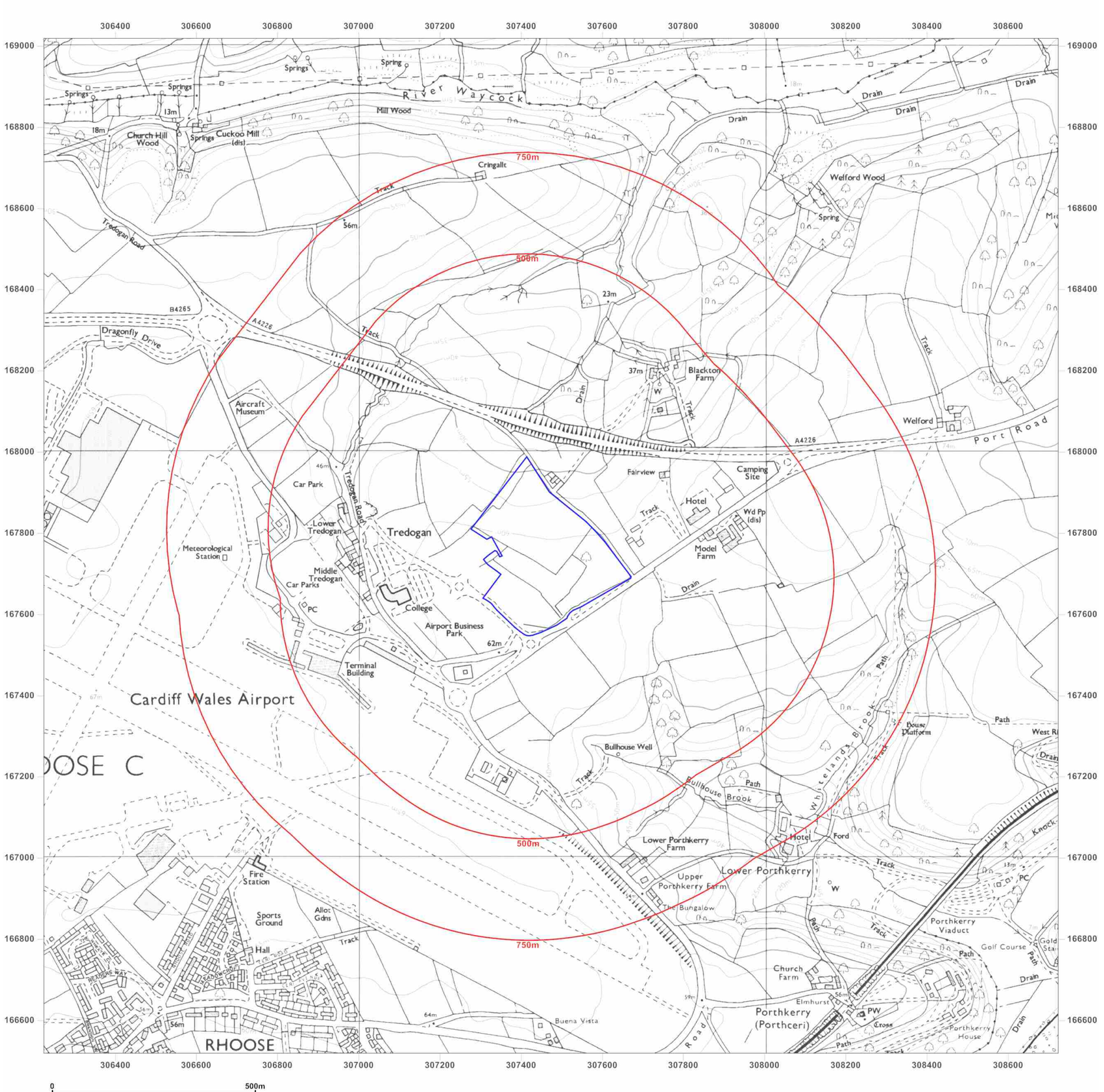

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Site Details:

Client Ref: EMS_608216_812597
Report Ref: EMS-608216_812597
Grid Ref: 307473, 167768

Map Name: National Grid

Map date: **1994**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1973
Revised 1994
Edition N/A
Copyright N/A
Levelled N/A

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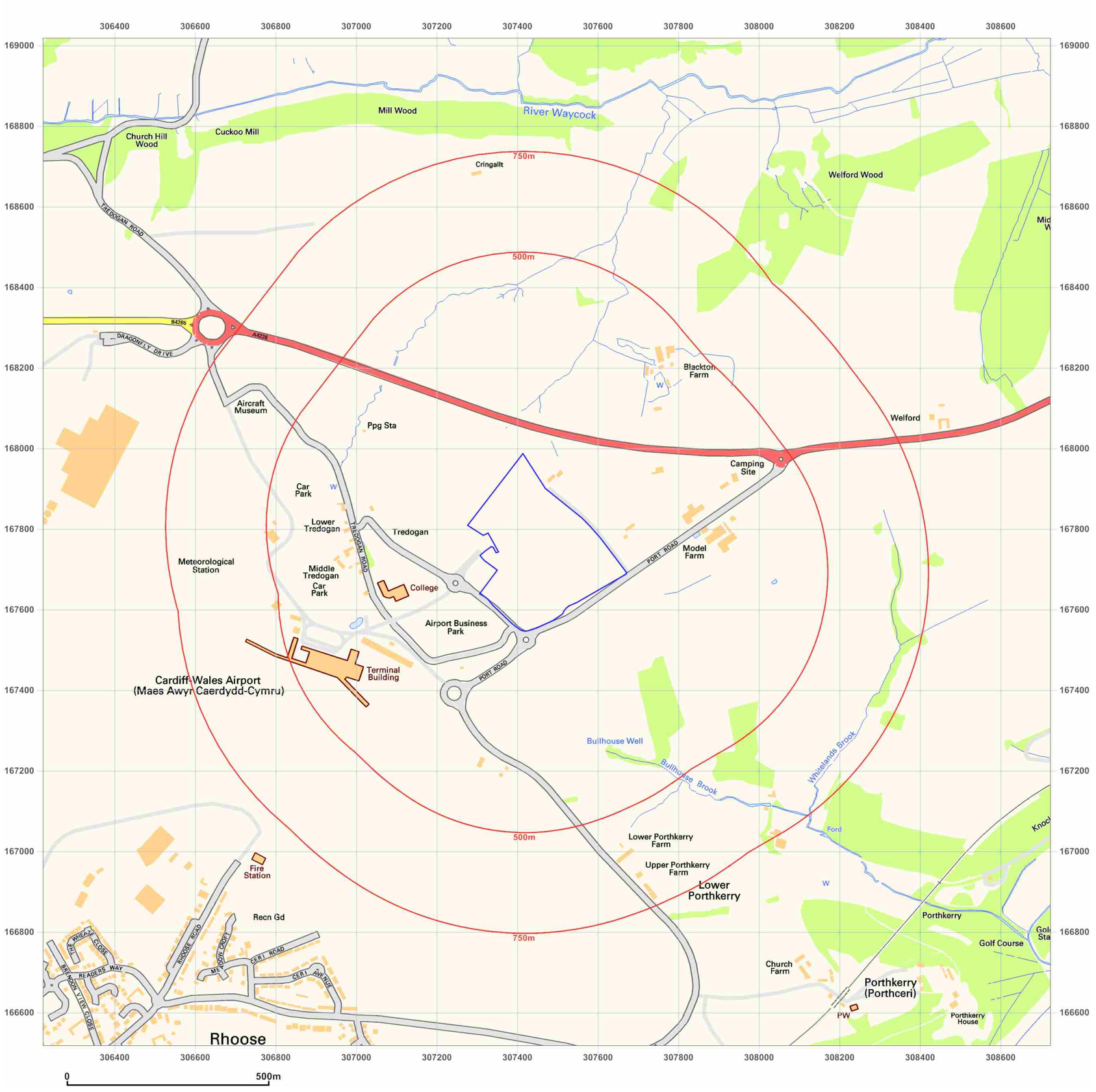

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Site Details:

Client Ref: EMS_608216_812597
Report Ref: EMS-608216_812597
Grid Ref: 307473, 167768

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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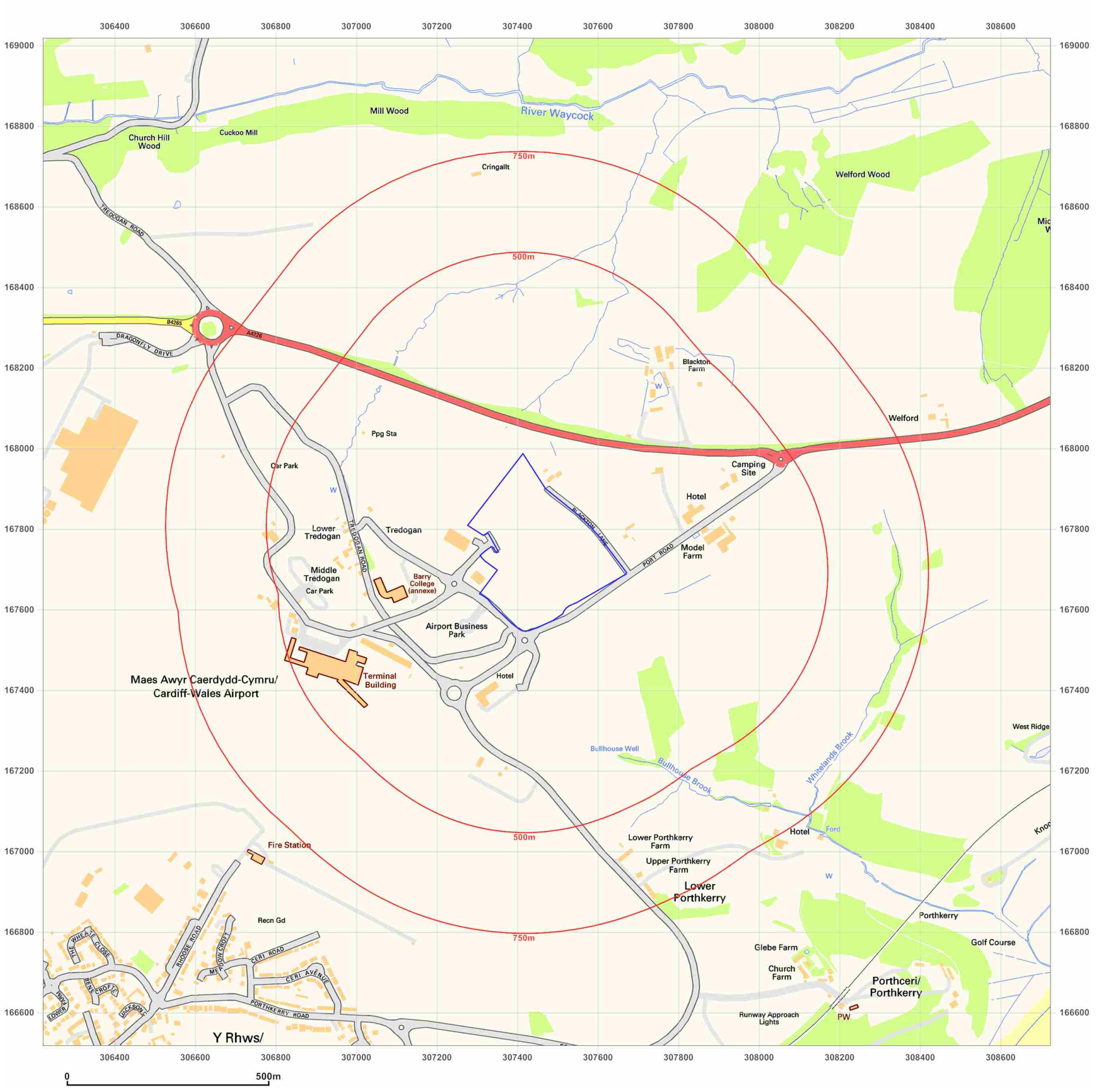

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Site Details:

Client Ref: EMS_608216_812597
Report Ref: EMS-608216_812597
Grid Ref: 307473, 167768

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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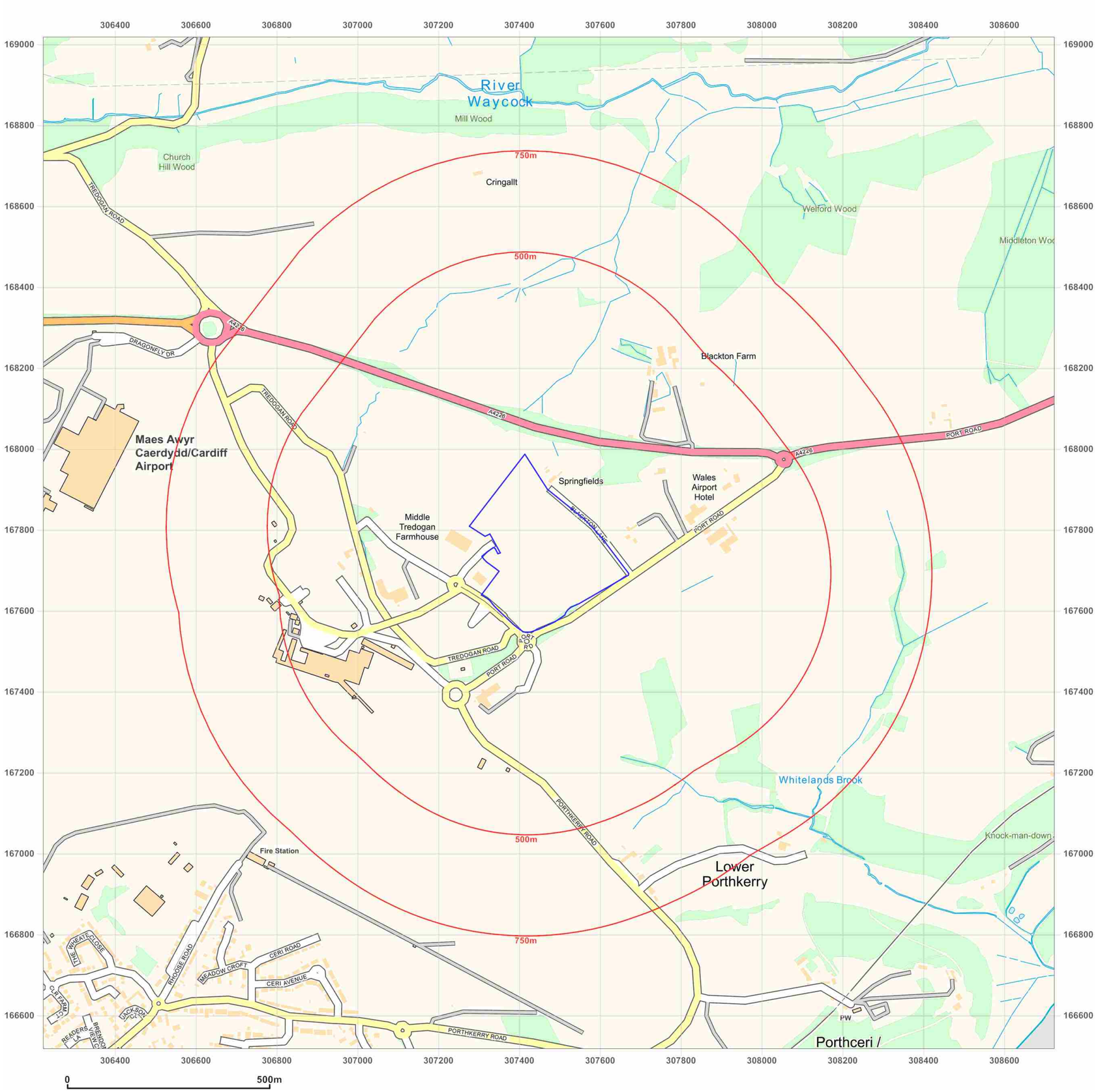

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Site Details:

Client Ref: EMS_608216_812597
Report Ref: EMS-608216_812597
Grid Ref: 307473, 167768

Map Name: National Grid

Map date: **2020**

Scale: 1:10,000

Printed at: 1:10,000

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2020

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Appendix IV

Appendix IV
Basis for Contaminated Land Qualitative Risk Assessment

The following Contaminated Land Risk Assessment methodology is based on CIRIA C552 (2001) *Contaminated Land Risk Assessment – A Guide to Good Practice*, in order to quantify potential risk via **risk estimation** and **risk evaluation**, which can be adopted at the Phase I (Desk Study) stage. This will then determine an overall risk category which can be used to identify potential investigation or remedial actions. This methodology uses qualitative descriptors and therefore is a qualitative approach based on desk information. The risk assessment should be refined following receipt of ground investigation data.

The methodology requires the classification of:

- the magnitude of the **consequence** (severity) of a risk occurring, and
- the magnitude of the **probability** (likelihood) of a risk occurring.

The potential consequences of contamination risks occurring at this Site are classified in accordance with Table VI-1 below, which is adapted from the CIRIA guidance.

Table IV-1: Classification of Consequence

Classification	Definition of Consequence
Severe	Short-term (acute) risks to human health likely to result in "significant harm" as defined by the Environmental Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organism forming part of such an ecosystem.
Medium	Chronic damage to Human Health (significant harm as defined in DEFRA, 2012). Pollution of sensitive water resources. A significant change in a particular ecosystem, or organism forming part of such an ecosystem.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the DEFRA, 2012). Damage to sensitive buildings/structures/services or the environment.
Minor	Harm, though not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.). Easily repairable effects of damage to buildings, structures and services.

Source: CIRIA C552

The probability of contamination risks occurring at this Site will be classified in accordance with Table VI-2 below from the CIRIA guidance. Note that for each category, it is assumed that a pollution linkage exists. Where a pollution linkage does not exist, the likelihood is zero, as is the risk.

Table IV-2: Classification of Probability

Classification	Definition of Probability
High Likelihood	There is a pollutant linkage and an event that appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place, and is less likely in the shorter term.
Unlikely	There is a pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

For each possible pollution linkage (source-pathway-receptor) identified, the potential risk can be evaluated based upon the following probability x consequence matrix shown in Table VI-3.

Table IV-3: Overall Contamination Risk Matrix

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate/Low risk
	Likely	High risk	Moderate risk	Moderate/Low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/Low risk	Low risk	Very low risk	Very low risk

Based upon this, CIRIA C552 present definitions of the risk categories, together with the investigatory and remedial actions that are likely to be necessary in each case, as in Table VI-4. These risk categories apply to each pollutant linkage, not simply to each hazard or receptor.

Table IV-4: Definition of Risk Categories and Likely Actions Required

Risk Category	Definition and likely actions required
Very high	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, if [it] is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised would at worst be relatively mild.
Very Low	There is a low possibility that harm could rise to a receptor. In the event of such harm being realised it is not likely to be severe.

Appendix V

Client: Gleeds Management Services

Date: 21/05/2020

Project: C3296

Site: Cardiff and Vale College Site

Photo No: 01

Comments:

Client: Gleeds Management Services

Date: 21/05/2020

Project: C3296

Site: Cardiff and Vale College Site

Photo No: 02

Comments: